W DIV: (BLOCK 309) LOT 3 & A POR
10) DESC AS: BEG NE COR OF SAID
S 22.80 FT, W 70.26 FT, N N 21.8

HUDSON KEITH W
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2027

00-00-00-12239-000

BUILDING CHARACTERISTICS

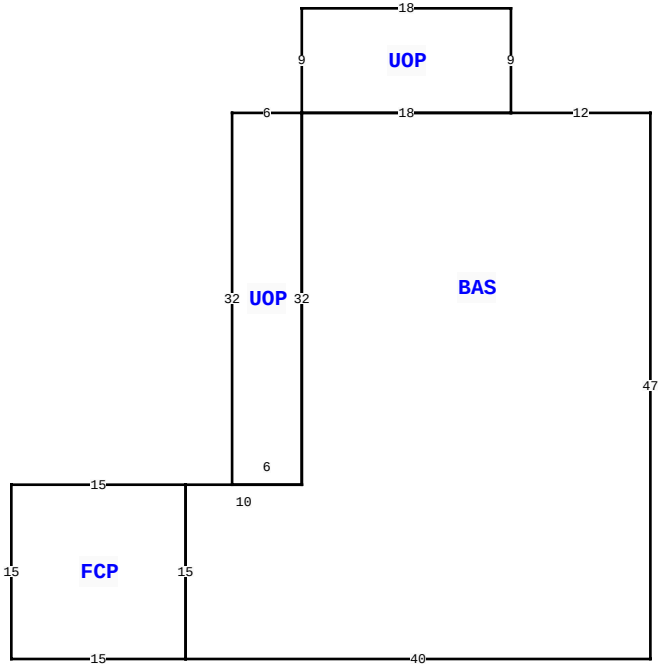
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	117,117
FCP	225	25		56	4,204
UOP	162	20		32	2,402
UOP	192	20		38	2,853
TOTALS	2,139			1,686	126,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	105.0000	115.50	194,733	1940	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1560 HX Base Yr



314 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	126,576
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	10,309
TOTAL MARKET VALUE	141,085
SOH/AGL Deduction	0
ASSESSED VALUE	141,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,085
TOTAL JUST VALUE	141,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00600			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/1646	9/17/2012	QC	U	I	11	100
GRANTOR: W KEITH HUDSON						
GRANTEE: W KEITH HUDSON						
1236/1089	5/08/2012	WD	U	I	12	28,500
GRANTOR: BANK OF AMERICA NA						
GRANTEE: KEITH W HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N9 W18 S9 E18$ W18 UOP= W6 S32 E6 N32 $ S32 W10
FCP= W15 S15 E15 N15$ S15 E40 N47$. ,

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	7,022.00	SF		1.00	1.00	0.80	1.50	1.20	8,426							
2	0100	C	SFR	0			0.00	0.00	1,568.81	SF		1.00	1.00	0.80	1.50	1.20	1,883							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.20 Total Land Value: 10,309 Market: 0 Agricultural: 0 Common: 10,309 PRINTED 11/17/2026 BY SYS