W DIV: N 108 FT OF BLOCK 15 MCFA
S1/2 OF SPRING ST LYING E OF SEV
LAKEVIEW AVE) SAID PORTION OF CL

HUDSON GEORGE H JR
309 SW LAKEVIEW AVE
LAKE CITY, FL 32055

2026

00-00-00-12601-001

BUILDING CHARACTERISTICS

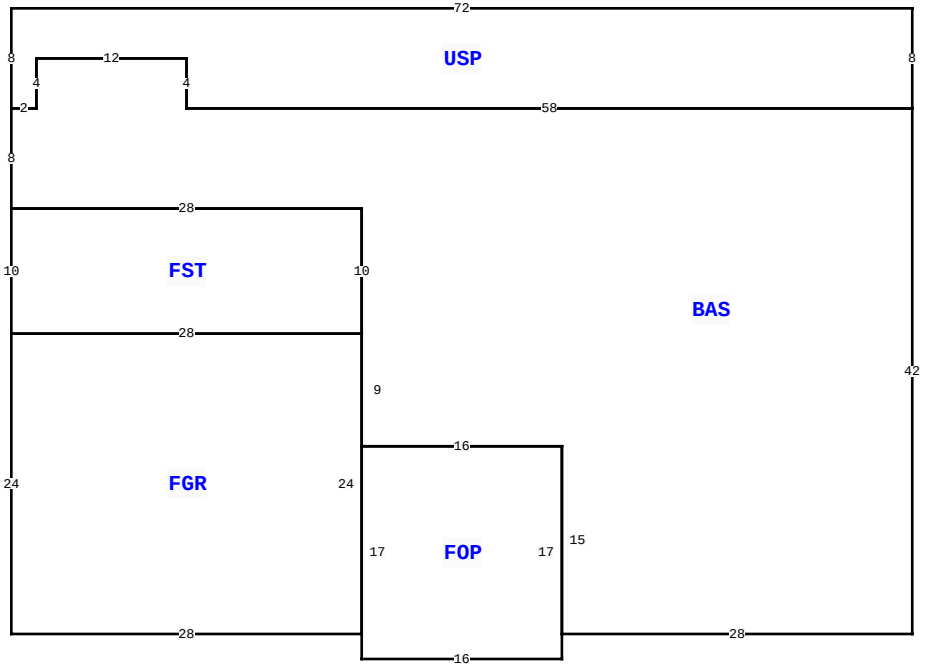
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,880	100		1,880	179,219
FGR	672	55		370	35,272
FOP	272	30		82	7,817
FST	280	55		154	14,681
USP	528	35		185	17,636
TOTALS	3,632			2,671	254,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	130.9440	146.66	391,729	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1880 HX Base Yr 2004



309 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		254,624
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		290,724
SOH/AGL Deduction		99,790
ASSESSED VALUE		190,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,523
TOTAL JUST VALUE		290,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,024

LAND:1:2: LAKE VIEW

LAND:1:1: NOT SURE IF PROPERTY IS LAKE FRONT BUT H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1372	8/01/2023	LE	U	I	14	0
GRANTOR: HUDSON GEORGE H JR (E						
GRANTEE: HUDSON CODI A (RMDR						
1483/415	1/19/2023	QC	U	V	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: HUDSON GEORGE H JR						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N8 W72 S8 E2 N4 E12 S4 E58$ BAS= W58 N4 W12 S4 W2 S8FST= S10 E28 N10 W28$ E28 S10FGR= W28 S24 E28 N24$ S9 FOP= S17 E16 N17 W16$ E16 S15E28 N42$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0133	C	SFR LAKE	100		*RSF	-135.00	135.00	135.00	FF		1.00	1.00	0.85	200.00	170.00	22,950							
2	0000	C	VAC RES	0		*RSF	-125.00	135.00	25.00	FF		1.00	1.00	0.85	200.00	170.00	4,250							

REVIEW DATE 12/28/2021 BY TW Total Acres: 0.49 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 06/23/2026 BY SYS