S DIV: LOT 28 LESLIE S/D. ALSO D
LOT 28 LESLIE S/D DESC AS FOLLOW
OF LOT 28, S 9 DG W ALONG W R/W

HUDSON W KEITH/SKINNER KIMBERLY I
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2026

00-00-00-13692-000

BUILDING CHARACTERISTICS

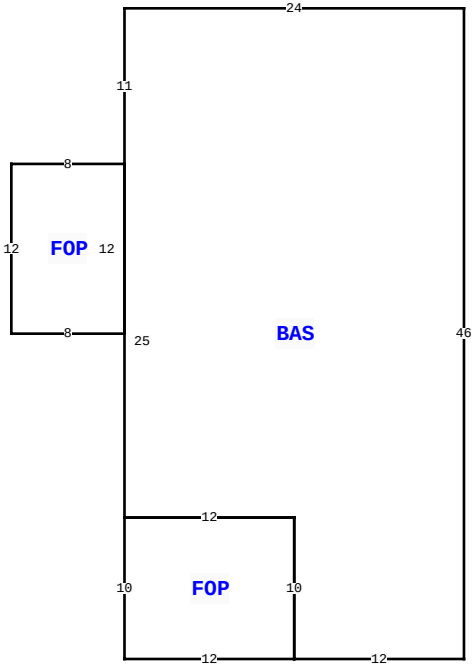
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	56,246
FOP	96	30		29	1,658
FOP	120	30		36	2,058
TOTALS	1,200			1,049	59,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,049	78.5200	87.94	92,249	1951	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 984 HX Base Yr



572 SE BAKER AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,835
TOTAL MARKET VALUE	72,797
SOH/AGL Deduction	0
ASSESSED VALUE	72,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,797
TOTAL JUST VALUE	72,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0255	8/18/2010	WD	U	I	37	26,500
GRANTOR: CLEONE RATLIFF ETAL (						
GRANTEE: W KEITH HUDSON & KI						
1160/1877	9/22/2008	QC	Q	I	01	100
GRANTOR: ALBERT J WATERS JR						
GRANTEE: CLEONE RATLIFF ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S11 FOP= W8 S12 E8 N12$ S25 FOP= S10 E12 N10 W12$
E12 S10 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-1	60.00	191.00	9,420.00	SF		1.00	1.00	1.09	1.25	1.36	12,835							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.22 Total Land Value: 12,835 Market: 0 Agricultural: 0 Common: 12,835 PRINTED 06/22/2026 BY SYS