S DIV: LOT 29 EX THE W 74 FT DES
753-699. THIS PRCL ALSO DESC AS:
LOT 29, RUN W ALONG N R/W OF SW

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

2027

00-00-00-13693-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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

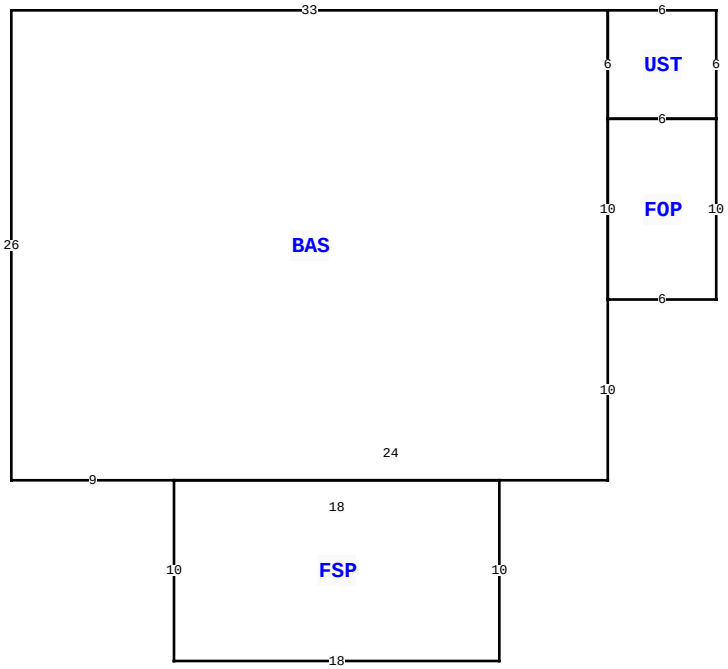
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	50,723
FOP	60	30		18	1,064
FSP	180	40		72	4,256
UST	36	45		16	946
TOTALS	1,134			964	56,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	964	82.6800	90.95	87,676	1945	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 858 HX Base Yr



584 SE BAKER AVE, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	56,989
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	6,775
TOTAL MARKET VALUE	63,964
SOH/AGL Deduction	0
ASSESSED VALUE	63,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,964
TOTAL JUST VALUE	63,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,998

LAND:1:1: 0.07 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0768	REROOF	8,000	09/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0195	9/30/2010	WD	U	I	11	100
GRANTOR: CLEONE RATLIFF ETAL						
GRANTEE: W KEITH HUDSON & KI						
1200/0262	8/18/2010	WD	U	I	37	20,000
GRANTOR: CLEONE RATLIFF ETAL						
GRANTEE: W KEITH HUDSON & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S26 E9 FSP= S10 E18N10 W18$E24 N10 FOP= E6 N10 W6 S10$ N10 UST= E6 N6 W6 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 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		00	59.00	78.00	4,336.00	SF		1.00	1.00	1.25	1.25	1.56	6,775							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.10 Total Land Value: 6,775 Market: 0 Agricultural: 0 Common: 6,775 PRINTED 11/17/2026 BY SYS