COMM NW COR OF SW1/4 OF SW1/4, N POB, SE 285 FT, S 175.8 FT, W 26 TO POB.

HUDSON PENNIE GEAN
290 SW LEISURE DR
LAKE CITY, FL 32025

2027

01-4S-16-02678-009

BUILDING CHARACTERISTICS

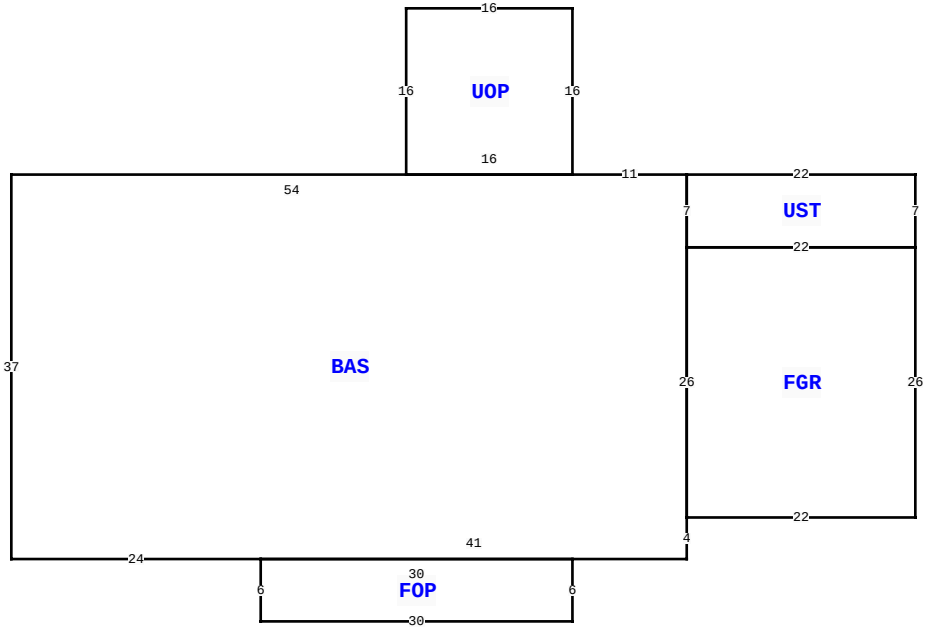
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,405	100		2,405	191,952
FGR	572	55		315	25,141
FOP	180	30		54	4,310
UOP	256	20		51	4,070
UST	154	45		69	5,507
TOTALS	3,567			2,894	230,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	111.6250	122.79	355,354	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2405 HX Base Yr



290 SW LEISURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0297	SHED CONCR	0	0	16	42	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,980
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	45,500
TOTAL MARKET VALUE	280,480
SOH/AGL Deduction	0
ASSESSED VALUE	280,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,480
TOTAL JUST VALUE	280,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053118	Roof Replacement	33,000	05/15/2025
000045691	Remodel	33,515	10/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/895	6/13/2022	WD	Q	I	01	250,000
GRANTOR: BYNUM VICKI ANN						
GRANTEE: HUDSON PENNIE GEAN						
0866/2092	10/01/1998	QC	Q	I	01	0
GRANTOR: JIM B BYNUM						
GRANTEE: VICKI A BYNUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N16 W16 S16 E16$ W54 S37 E24 FOP= S6E30N6 W30$ E41 N4 FGR= E22 N26 W22 S26$ N26 UST= E22 N7 W22 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	1.30	35,000.00	45,500.00	45,500							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 1.42 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2026 BY SYS