COMM SW COR SEC, RUN E 30.64
FT FOR POB, CONT E 420 FT, N
403.58 FT, W 454.36 FT, S

HUDSON PAUL K/HUDSON CAROLYN R
322 SW BRODERICK DR
LAKE CITY, FL 32025

2026

12-4S-16-02946-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	40,500
SOH/AGL Deduction	1,296
ASSESSED VALUE	39,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,204
TOTAL JUST VALUE	40,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1063/2461	11/02/2005	WD	Q	V		34,000
GRANTOR: SARAH LYNN FEAGLE CAR						
GRANTEE: PAUL K & CAROLYN R						
0958/2799	5/21/2002	WD	Q	V	01	100
GRANTOR: GLADYS FEAGLE						
GRANTEE: SARAH LYNN FEAGLE C						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.05 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 01/12/2026 BY SYS