

COMM NW COR OF NE1/4 OF SW1/4, R
E 1128.02 FT FOR POB, RUN N 189.
DEG E ALONG A LINE 10 FT TO THE

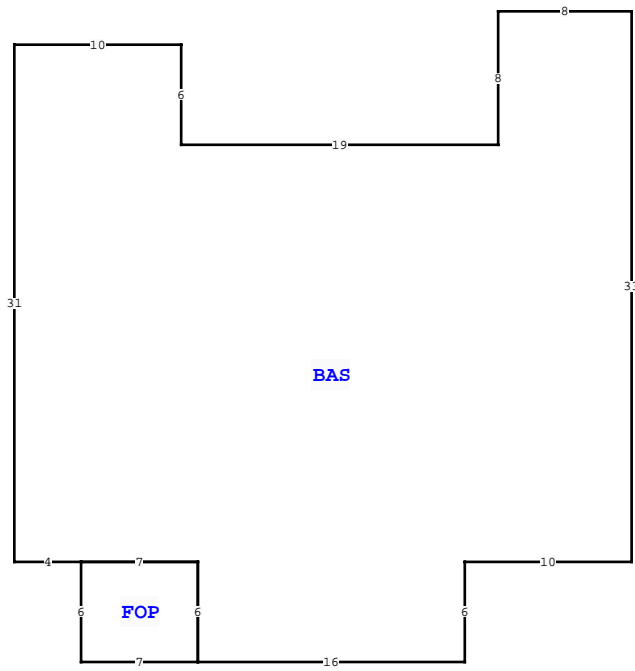
HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2026

18-4S-17-08466-001


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 100		
14	CARPET 80		
08	SHT VINYL 20		
02	WINDOW 100		
02	CONVECTION 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame		NONE 100
	Stories	1.	1. 100
	Architectural	05	CONV 100
	Units		0 100
	Condition Adj	02	02 100
	Kitchen Adjus	01	01 100
	Quality	03	03
	DOR CODE	0100	SINGLE FAMILY
	MAP NUM		MKT AREA 06
	NEIGHBORHOOD/LOC	18417.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR	TOT ADJ AREA
			SUBAREA MARKET VALUE
	BAS	1,145	100
	FOP	42	30
	TOTALS	1,187	1,158
			64,130

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,158	76.0720	85.20	98,662	1950	1950		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1145 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		64,130	
TOTAL MARKET OB/XF VALUE		8,386	
TOTAL LAND VALUE - MARKET		23,700	
TOTAL MARKET VALUE		96,216	
SOH/AGL Deduction		0	
ASSESSED VALUE		96,216	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		96,216	
TOTAL JUST VALUE		96,216	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		96,216	
PRMT:1:1: 28X56 1993			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7699	M H	60	10/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2408	4/06/2023	WD	U	I	11	100
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: HUDSON FAMILY TRUST						
1406/2582	3/02/2020	WD	U	I	30	149,900
GRANTOR: KEVIN JURECKO DDS PA						
GRANTEE: WAYNE T SR & GOLDIE						

EXTRA FEATURES															
L N	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	0210	GARAGE U	0	0	26	32	1.00	UT 0.00	0.00	100	1970	1970	3	100	8,386

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W8 S8 W19 N6 W10 S31 E4 FOP= S6 E7 N6 W7\$ E7 S6 E16 N6 E10 N33\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.58	AC		1.00	1.00	0.75	20,000.00	15,000.00	23,700							