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

2027

18-4S-17-08466-001

BUILDING CHARACTERISTICS

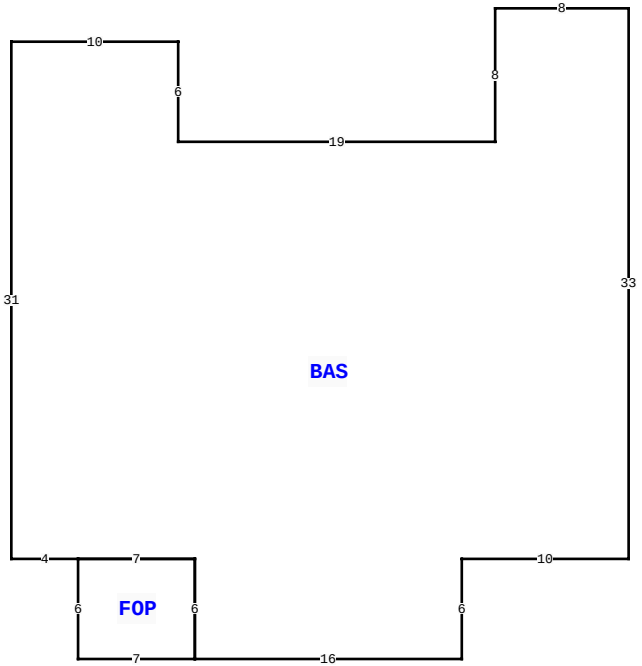
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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		1,145	62,279
FOP	42	30		13	707
TOTALS	1,187			1,158	62,986

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	83.68	96,901	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1145 HX Base Yr



136 SW LEGACY GLN, LAKE CITY

BLD DATE		LGL DATE	
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	0210	GARAGE U	0	0	26	32	1.00	UT	0.00	0.00	100	1970	1970	3	100	8,386	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,986
TOTAL MARKET OB/XF VALUE	8,386
TOTAL LAND VALUE - MARKET	23,700
TOTAL MARKET VALUE	95,072
SOH/AGL Deduction	0
ASSESSED VALUE	95,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,072
TOTAL JUST VALUE	95,072
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						

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 8,386

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	0.00	0.00	1.58	AC		1.00	1.00	0.75	20,000.00	15,000.00	23,700							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.58 Total Land Value: 23,700 Market: 0 Agricultural: 0 Common: 23,700 PRINTED 11/16/2026 BY SYS