COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 778.50 FT, W 1184 FT
W 150 FT, N 210 FT, E 150 FT, S

REDMOND CHRISTIAN SCHOOL INC
PO BOX 261
LAKE CITY, FL 32056

2027

18-4S-17-08479-105

BUILDING CHARACTERISTICS

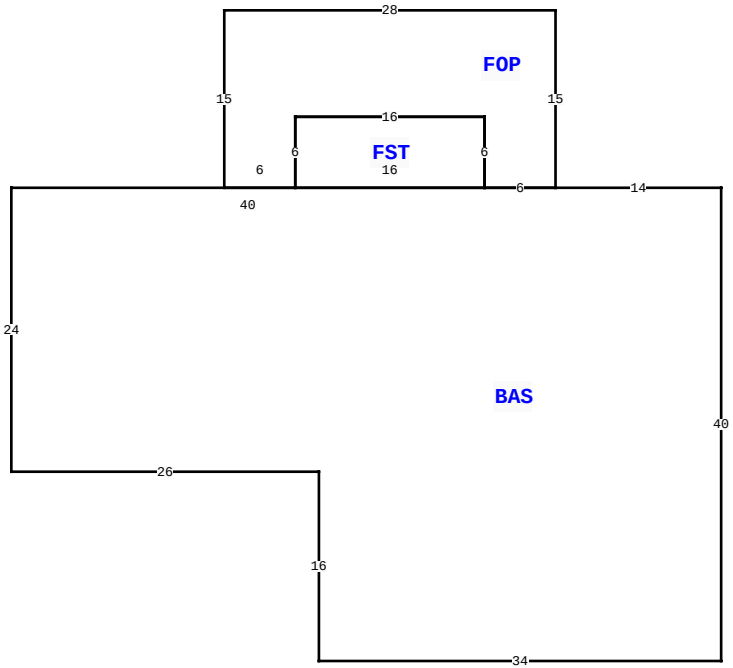
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	112,500
FOP	324	30		97	5,501
FST	96	55		53	3,005
TOTALS	2,404			2,134	121,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,134	114.3450	99.48	212,290	1982	1982	0	0	0	43.00	57.00

1 DUPLEX 0% - 2025 Heated Area: 1984 HX Base Yr



229 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,005
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	146,105
SOH/AGL Deduction	0
ASSESSED VALUE	146,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,105
TOTAL JUST VALUE	146,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1969	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						
1303/1614	10/29/2015	WD	U	I	11	100
GRANTOR: QUPANUAQ LLC						
GRANTEE: QUPANUAQ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N15 W28 S15 E6N6 E16 S6 E6$ W6 FST= N6 W16 S6 E16$ W40 S24 E26 S16 E34 N40$.

LAND DESCRIPTION

TOTAL OB/XF 100

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/17/2017 BY BC Total Acres: 0.71 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS