

COMM SE COR OF SEC, RUN N 1417.8
N 778.50 FT, W 1034 FT FOR POB,
210 FT, E 150 FT, S 210 FT TO PO

LOWE CLAYTON CORY/LOWE KRISTA MARIE
257 SW HUDSON LN
LAKE CITY, FL 32025

2026

18-4S-17-08479-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 70	
Exterior Wall	19	COMMON BRK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	18417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,508	100	
FCP	216	25	
FGR	400	55	
FOP	75	30	
FSP	192	40	
TOTALS	2,391		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 1508 HX Base Yr 2024	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			176,532
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			203,832
SOH/AGL Deduction			525
ASSESSED VALUE			203,307
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			151,896
TOTAL JUST VALUE			203,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1962	8/26/2022	WD	Q	I	01	258,000
GRANTOR: FRANKS BRADLEY						
GRANTEE: LOWE CLAYTON CORY						
1229/0287	1/31/2012	WD	Q	I	01	79,500
GRANTOR: BOX 1741 LLC						
GRANTEE: BRADLEY & KRISTEN F						

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	

TOTAL OB/XF														2,300										
LAND DESCRIPTION																								
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W7 W49 S28 E15 N4 E15 S4 E26 N8 N20 \$													
FGR=[ORIG=0,20] E20 N20 W20 S20 \$													
FCP=[ORIG=20,0] N12 W18 S12 E18 \$													
FSP=[ORIG=-7,0] N12 W16 S12 E16 \$													
FOP=[ORIG=-41,28] S1 E15 N5 W15 S4 \$													