COMM SE COR OF SEC, N 1417.87 FT
778.5 FT, W 200 FT FOR POB, CONT
FT, E 150 FT, S 210 FT TO POB. (

FRIAS DAISY
413 SW HUDSON LN
LAKE CITY, FL 32025

2027

18-4S-17-08479-111

BUILDING CHARACTERISTICS

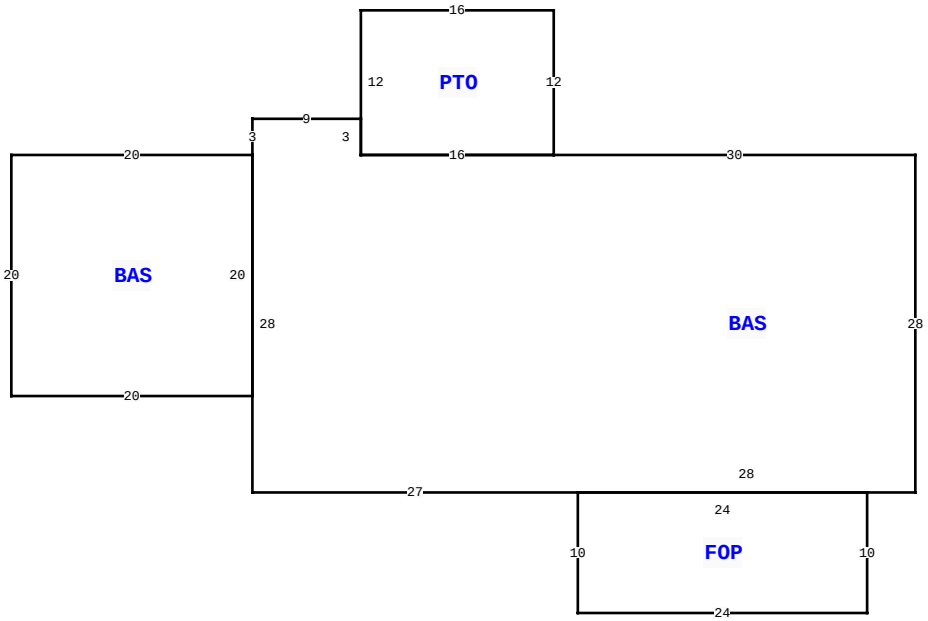
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	31,598
BAS	1,567	100		1,567	123,785
FOP	240	30		72	5,688
PTO	192	5		10	790
TOTALS	2,399			2,049	161,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	110.4840	121.53	249,015	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1967 HX Base Yr



413 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	1994	1994	3	100	960	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,860
TOTAL MARKET OB/XF VALUE	1,660
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	188,520
SOH/AGL Deduction	0
ASSESSED VALUE	188,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,520
TOTAL JUST VALUE	188,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/81	10/11/2022	WD	Q	I	01	294,900
GRANTOR: STRICKLAND WILLIAM D						
GRANTEE: FRIAS DAISY						
0797/1008	10/27/1994	WD	Q	I		74,000
GRANTOR: WAYNE T HUDSON						
GRANTEE: WILLIAM D & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N12 W16 S12 E16$W16 N3 W9 S3 BAS= W20 S20E20 N20$ S28 E27 FOP= S10 E24N10 W24$ E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,660

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 01/12/2023 BY CP Total Acres: 0.71 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS