COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 503.5
FT FOR POB, RUN W 200 FT, N

LOPEZ WILLIAM E/LOPEZ ALMA
430 SW HUDSON LN
LAKE CITY, FL 32025

2027

18-4S-17-08479-113

BUILDING CHARACTERISTICS

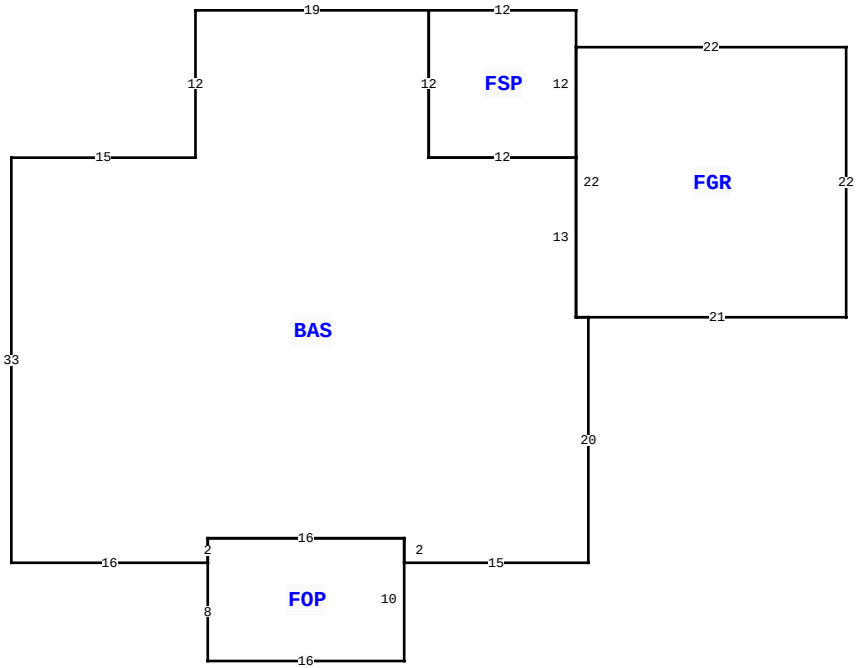
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,734	100		1,734	139,264
FGR	484	55		266	21,364
FOP	160	30		48	3,855
FSP	144	40		58	4,658
TOTALS	2,522			2,106	169,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	112.3260	123.56	260,217	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1734 HX Base Yr 2016



430 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,626	
2	0210	GARAGE U	0	100	20	22	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,141
TOTAL MARKET OB/XF VALUE		3,626
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,267
SOH/AGL Deduction		56,923
ASSESSED VALUE		138,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,933
TOTAL JUST VALUE		195,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0130	6/19/2015	WD	U	I	12	89,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILLIAM E & ALMA LO						
1284/1182	10/29/2014	CT	U	I	18	0
GRANTOR: CLERK OF COURTS						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S12 W15 S33 E16 FOP= S8 E16 N10W16 S2$ N2 E16 S2 E15 N20 FGR= E21 N22 W22 S22 E1$ W1 N13 FSP= N12 W12 S12 E12$ W12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,626

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/11/2017 BY BC Total Acres: 1.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS