

COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 503.50
FT, W 260 FT FOR POB, CONT W

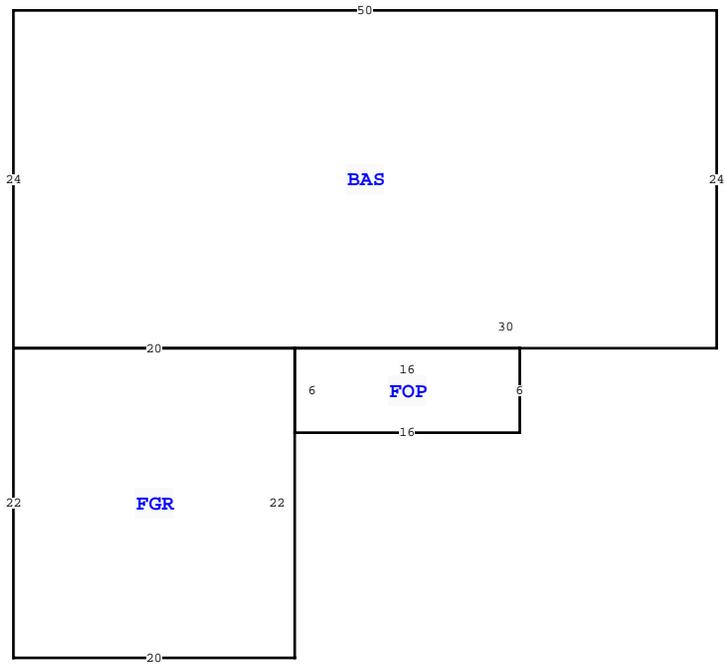
WATSON ROBERT A/WATSON JACQUELYN E
398 SW HUDSON LN
LAKE CITY, FL 32025

2026

18-4S-17-08479-114
[Barcode]

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100 0 100			
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	1,200	100		1,200	139,888
FGR	440	55		242	28,211
FOP	96	30		29	3,381
TOTALS	1,736			1,471	171,480

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%	- 2020	140.45	206,602	2008	2008	0	0	0	17.00	83.00
Heated Area: 1200 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	171,480			
TOTAL MARKET OB/XF VALUE	3,616			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	197,596			
SOH/AGL Deduction	103,102			
ASSESSED VALUE	94,494			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	43,083			
TOTAL JUST VALUE	197,596			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	196,610			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38708	MAINT/ALTR	0	10/08/2019
27245	SFR	491	08/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/0298	7/26/2019	WD Q	Q	I	01	140,000
GRANTOR: BENNET THOMAS LATIMER						
GRANTEE: ROBERT A & JACQUELYN						
1155/0080	7/17/2008	WD Q	Q	V		35,000
GRANTOR: DAVID W CRAFT						
GRANTEE: BENNET THOMAS LATIM						

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	0		272.00	UT	3.00	2008	2008	3	100	816
2	0120	CLFENCE 4	0	100	0	0	0		1.00	UT	0.00	2013	2013	3	100	300
3	0294	SHED WOOD/	0	100	0	0	0		1.00	UT	0.00	2019	2019	3	100	2,500

TOTAL OB/XF													3,616					
398 SW HUDSON LN, LAKE CITY													BLD DATE		LGL DATE		04/21/2023	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W50 S24 FGR= S22 E20 N22 W20\$ E20 FOP= S6 E16 N6 W16\$ E30 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								