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

2027

18-4S-17-08479-114

BUILDING CHARACTERISTICS

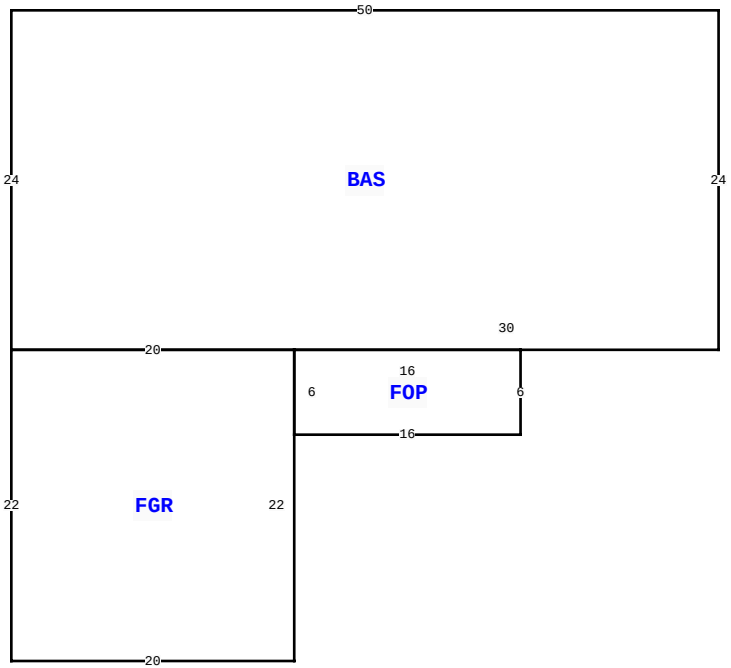
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	134,978
FGR	440	55		242	27,221
FOP	96	30		29	3,262
TOTALS	1,736			1,471	165,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	123.2000	135.52	199,350	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2020 Heated Area: 1200 HX Base Yr 2020



398 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	272.00	UT	3.00	3.00	100	2008	2008	3	100	816	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,460
TOTAL MARKET OB/XF VALUE		3,616
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		191,576
SOH/AGL Deduction		94,247
ASSESSED VALUE		97,329
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,918
TOTAL JUST VALUE		191,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,580

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	I	01	140,000
GRANTOR: BENNET THOMAS LATIMER						
GRANTEE: ROBERT A & JACQUELY						
1155/0080	7/17/2008	WD	Q	V		35,000
GRANTOR: DAVID W CRAFT						
GRANTEE: BENNET THOMAS LATIM						

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 3,616

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 10/31/2019 BY RP Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS