COMM SE COR OF SEC, RUN N 1417.8
N 503.5 FT, W 576 FT FOR POB, CO
215 FT, E 150 FT, S 215 FT TO PO

SIMON KATELYNN/SIMON JHEREMIAH WAYNE
342 SW HUDSON LN
LAKE CITY, FL 32025

**2026**

**18-4S-17-08479-116**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

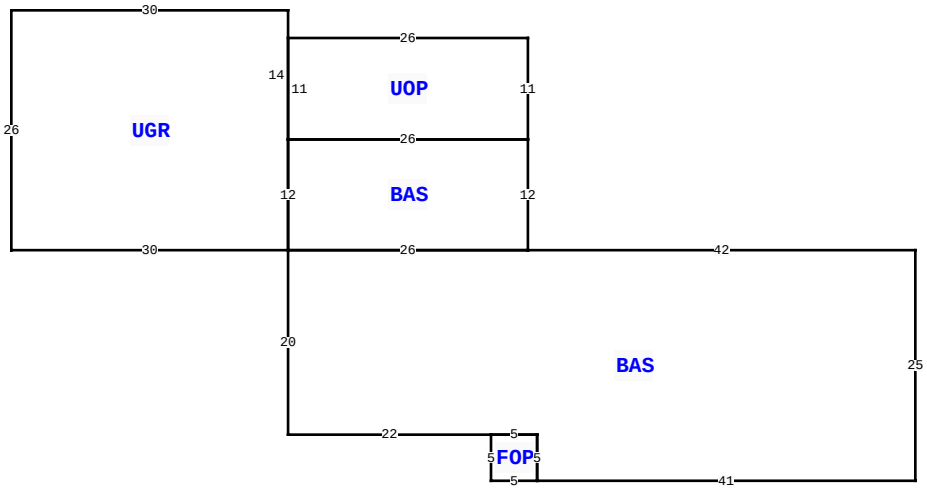
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 13 | LAM/VNLPLK 30 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 312 | 100 | | 312 | 35,328 |
| BAS | 1,565 | 100 | | 1,565 | 177,206 |
| FOP | 25 | 30 | | 8 | 906 |
| UGR | 780 | 45 | | 351 | 39,744 |
| UOP | 286 | 20 | | 57 | 6,454 |
| TOTALS | 2,968 | | | 2,293 | 259,638 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,293 | 125.7300 | 143.33 | 328,656 | 1978 | 2005 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1877 HX Base Yr




342 SW HUDSON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 259,638 |
| TOTAL MARKET OB/XF VALUE | 21,656 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 306,294 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 306,294 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 306,294 |
| TOTAL JUST VALUE | 306,294 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,076 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/1265 | 4/01/2025 | WD | U | I | 41 | 382,500 |
| GRANTOR: MCGINNIS KEVIN | | | | | | |
| GRANTEE: SIMON KATELYNN | | | | | | |
| 1421/1902 | 10/14/2020 | WD | U | I | 37 | 100,000 |
| GRANTOR: RONALD JAMES ROUGEAU | | | | | | |
| GRANTEE: KEVIN MCGINNIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 BAS= N12 UOP= N11 W26 S11 E26$ W26 UGR= N14 W30 S26 E30 N12$ S12 E26$ W26 S20 E22 FOP= S5 E5 N5 W5$ E5 S5 E41 N25$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1990 | 1990 | 3 | 40 | 14,336 | |
| 3 | 0210 | GARAGE U | 0 | 0 | 0 | 0 | 960.00 | UT | 4.50 | 4.50 | 100 | 0 | 0 | 3 | 100 | 4,320 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 6 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 7 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,656

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 07/14/2025 BY TP Total Acres: 0.73 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/15/2026 BY SYS