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

2027

18-4S-17-08479-116

BUILDING CHARACTERISTICS

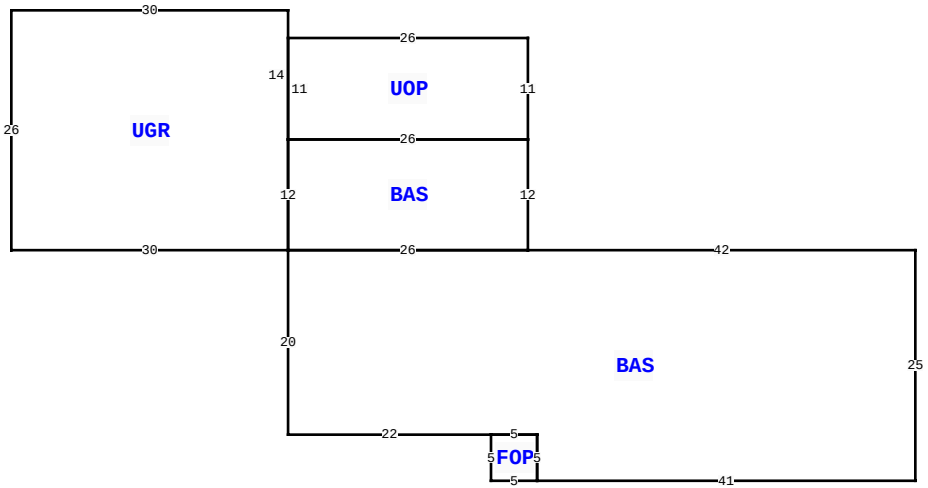
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	34,089
BAS	1,565	100		1,565	170,988
FOP	25	30		8	874
UGR	780	45		351	38,349
UOP	286	20		57	6,228
TOTALS	2,968			2,293	250,526

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	138.30	317,122	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	04/14/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,526
TOTAL MARKET OB/XF VALUE	21,656
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	297,182
SOH/AGL Deduction	0
ASSESSED VALUE	297,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,182
TOTAL JUST VALUE	297,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,747

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$.

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 11/17/2026 BY SYS