

COMM SE COR SEC, RUN N 1417.87 F
 N 503.5 FT, W 884 FT FOR POB, CO
 N 215 FT TO S R/W OF RD, E 150 F

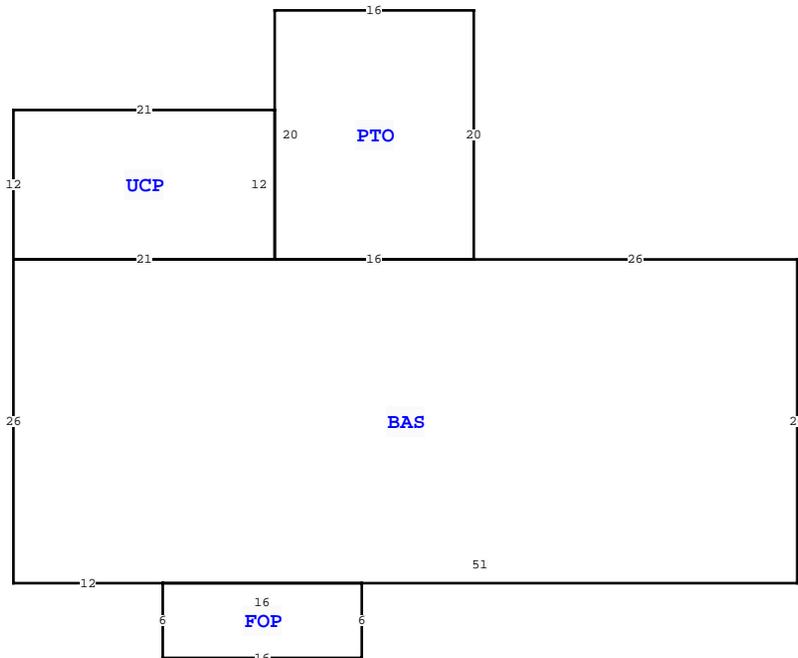
BICKERSTAFF NANCY COMBS/COMBS LAQUEZ D'JUAN
 284 SW HUDSON LN
 LAKE CITY, FL 32025

2026

18-4S-17-08479-117


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,733	114.9540	131.05	227,110	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2000 Heated Area: 1638 HX Base Yr 2000													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	139,529
FOP	96	30		29	2,470
PTO	320	5		16	1,363
UCP	252	20		50	4,259
TOTALS	2,306			1,733	147,622

284 SW HUDSON LN, LAKE CITY

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

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	0296	SHED METAL	0	100	16	20		1.00	UT 0.00	100	0	0	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	100	

TOTAL OB/XF															
900															

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,622	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		173,522	
SOH/AGL Deduction		80,858	
ASSESSED VALUE		92,664	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		41,253	
TOTAL JUST VALUE		173,522	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052887	Remodel	11,425	04/15/2025
000048616	Remodel	14,500	11/08/2023
000043176	Remodel	4,500	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0584	9/06/2018	WD	U	I	30	100

GRANTOR: NANCY B BICKERSTAFF
 GRANTEE: NANCY COMBS BICKERS
 0886/0666 8/05/1999 WD Q I 03 49,300
 GRANTOR: HERNANDEZ
 GRANTEE: BICKERSTAFF DR-219

BUILDING DIMENSIONS
 BAS= W26 PTO= N20 W16 S20 E16\$ W16 UCP= N12 W21 S12 E21\$ W21 S26 E12 FOP= S6 E16 N6 W16\$ E51 N26\$.