COMM AT SE COR OF SEC, RUN N 141 W 577 FT, N 503.50 FT TO POB, RU FT, N 215 FT, W 155 FT TO SR-47,

HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2027

18-4S-17-08479-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,006
TOTAL MARKET VALUE	45,006
SOH/AGL Deduction	0
ASSESSED VALUE	45,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,006
TOTAL JUST VALUE	45,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1967	12/23/2024	WD	U	V	11	100

GRANTOR: HUDSON WAYNE T SR

GRANTEE: HUDSON FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							
2	9400	C	RIGHTOFWAY	0			0.00	0.00	0.64	AC		1.00	1.00	1.00	10.00	10.00	6							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 2.12 Total Land Value: 45,006 Market: 0 Agricultural: 0 Common: 45,006 PRINTED 11/17/2026 BY SYS