COMM SE COR SEC, RUN N 1417.87 F
N 503.5 FT, W 1395.17 FT FOR POB
FT, N 215 FT, E 169 FT TO W BNDR

BLACK WILLIAM L JR/BLACK KIM M
376 SW BRODERICK DR
LAKE CITY, FL 32025

2027

18-4S-17-08479-120

BUILDING CHARACTERISTICS

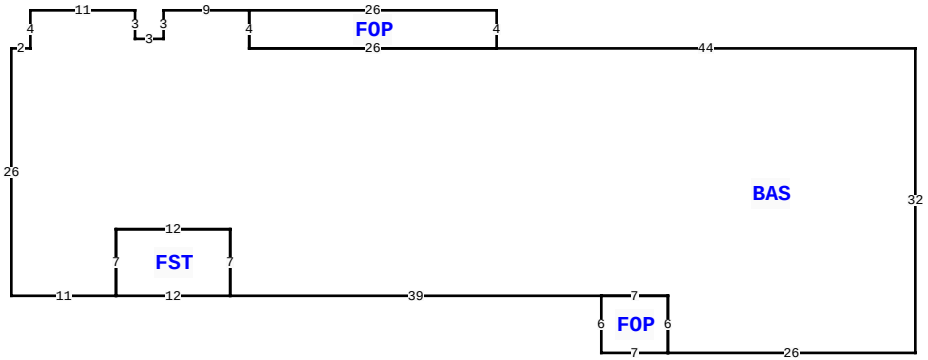
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,625	100		2,625	202,344
FOP	42	30		13	1,002
FOP	104	30		31	2,389
FST	84	55		46	3,546
TOTALS	2,855			2,715	209,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	107.8080	118.59	321,972	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2625 HX Base Yr



186 SW HUDSON LN, LAKE CITY

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	209,282
TOTAL MARKET OB/XF VALUE	5,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	237,382
SOH/AGL Deduction	0
ASSESSED VALUE	237,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,382
TOTAL JUST VALUE	237,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,176

SALE:1:1: LOT 20 PLUS, GREENRIDGE ESTATE UNR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/921	8/19/2026	QC	U	I	11	100
GRANTOR: CREWS ELMER A						
GRANTEE: BLACK WILLIAM L JR						
0765/0831	9/14/1992	WD	Q	I		87,000
GRANTOR: CHARLIE JACKSON						
GRANTEE: ELMER CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FOP= N4 W26 S4 E26$W26 N4 W9 S3 W3 N3 W11 S4 W2 S26 E11 FST= E12 N7 W12 S7$ N7 E12 S7 E39 FOP= S6 E7 N6 W7$ E7 S6 E26 N32$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	4,000.00	4,000.00	75	0	0	3	75	3,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	22,500.00	22,500.00	22,500							

REVIEW DATE 05/11/2017 BY BC Total Acres: 0.84 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS