COMM SE COR SEC, RUN N 1417.87 F
N 503.50 FT, W 1564.17 FT FOR PO
FT, N 215 FT, E 165 FT, S 215 FT

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

2027

18-4S-17-08479-121

BUILDING CHARACTERISTICS

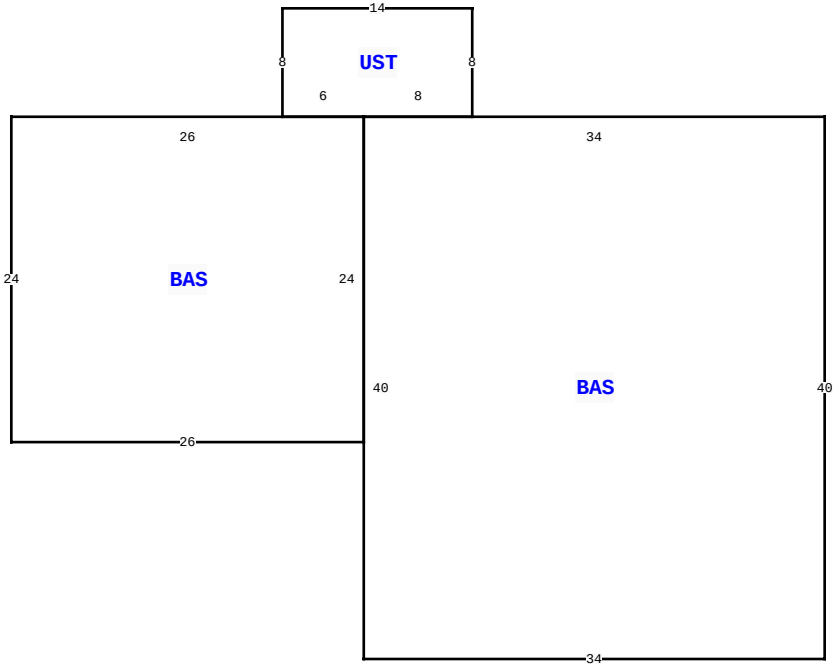
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	624	100		624	23,514
BAS	1,360	100		1,360	51,250
UST	112	45		50	1,884
TOTALS	2,096			2,034	76,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	2,034	118.0200	102.68	208,851	1979	1979	0	0	15	48.30	36.70

1 DUPLEX 0% - 0 Heated Area: 1984 HX Base Yr



156 SW HUDSON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,296
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	179,996
SOH/AGL Deduction	0
ASSESSED VALUE	179,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,996
TOTAL JUST VALUE	179,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/2170	9/19/2012	WD	Q	I	01	170,000
GRANTOR: CALEY FAMILY PROPERTI						
GRANTEE: WILLIAM L JR & KIM						
1182/1658	7/23/2009	WD	U	I	16	100
GRANTOR: CHRISTINE BOND						
GRANTEE: CALEY FAMILY PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= E8N8 W14 S8 E6$ BAS= W26 S24 E26 N24 $ S40 E34 N40$.

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	0260	PAVEMENT-A	0	0	30	42	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0258	PATIO	0	0	8	9	2.00	UT	200.00	200.00	100	0	0	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0800	C	MULTI-FAM	0		00	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: 0.81 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS

COMM SE COR SEC, RUN N 1417.87 F
N 503.50 FT, W 1564.17 FT FOR PO
FT, N 215 FT, E 165 FT, S 215 FT

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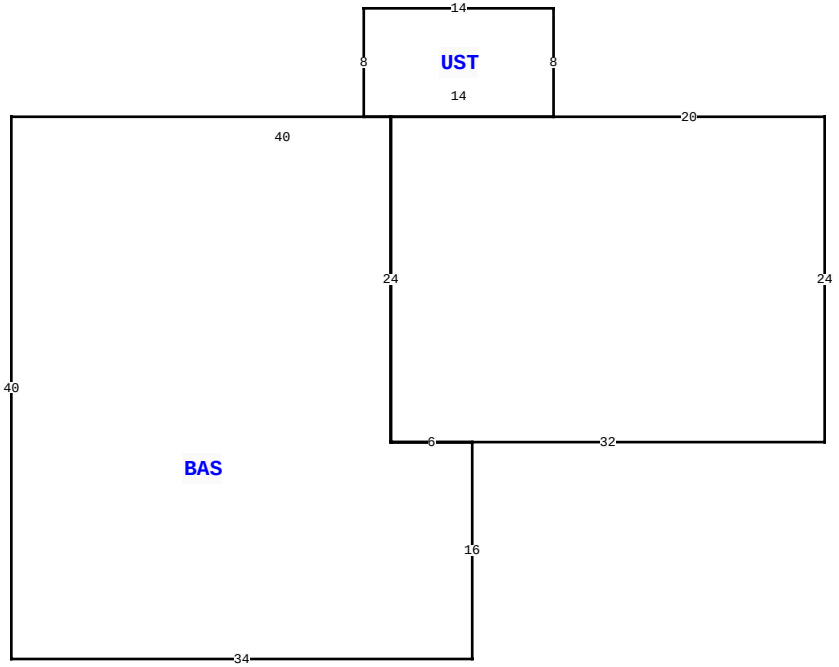
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NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	74,764
UST	112	45		50	1,884
TOTALS	2,096			2,034	76,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
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156 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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COLUMBIA COUNTY PROPERTY

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GRANTEE: CALEY FAMILY PROPER						

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BUILDING DIMENSIONS

BAS= W20 UST= N8 W14 S8 E14$W40 S40 E34 N16 W6 N24 S24 E32N24$.

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

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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

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