

COMM SE COR OF SEC, RUN N 1417.8  
W 577 FT, N 503.50 FT, W 734 FT  
CONT W 150 FT, N 215 FT, E 150 F

FRAZIER THOMAS J  
312 SW HUDSON LANE  
LAKE CITY, FL 32025

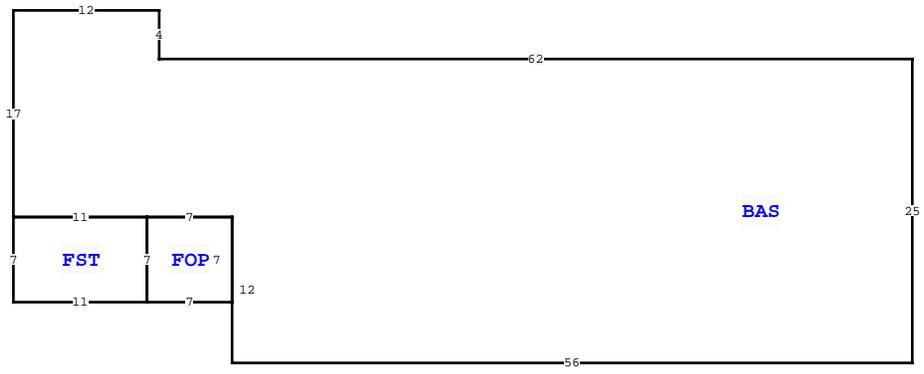
2026

18-4S-17-08479-124



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	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
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	18417.030 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 1996									
Heated Area: 1682						HX Base Yr 1996					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	141,834
FOP	49	30		15	1,265
FST	77	55		42	3,542
<b>TOTALS</b>	<b>1,808</b>			<b>1,739</b>	<b>146,640</b>

312 SW HUDSON LN, LAKE CITY

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

EXTRA FEATURES																	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0210	GARAGE U	0	100	20	20	400.00	UT	16.00	16.00	100	2017	2017	3	100	6,400	

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			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			146,640	
TOTAL MARKET OB/XF VALUE			8,740	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			180,380	
SOH/AGL Deduction			72,062	
ASSESSED VALUE			108,318	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			56,907	
TOTAL JUST VALUE			180,380	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			175,314	

SALE:4:1: CERTIFICATE OF TITLE  
SALE:3:1: \$.70 STAMPS  
SALE:2:1: AKA E1/2 LOT 17 GREENRIDGE EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31411	MAINT/ALTR	50	08/30/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0812/0954	10/20/1995	WD	Q	I		57,000
GRANTOR: JOSE HERNANDEZ						
GRANTEE: THOMAS FRAZIER						
0782/1024	11/10/1993	WD	U	I	11	51,500
GRANTOR: FEDERAL HOME LOAN						
GRANTEE: JOSE R HERNANDEZ JR						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W62 N4 W12 S17 FST= S7 E11 N7 W11\$ E11 FOP= S7 E7 N7W7\$ E7 S12 E56 N25\$.