

COMM NW COR OF SW1/4 OF NE1/4, R
TO E R/W OF SR-47, S ALONG R/W 7
E 297 FT, S 174 FT FOR POB, RUN

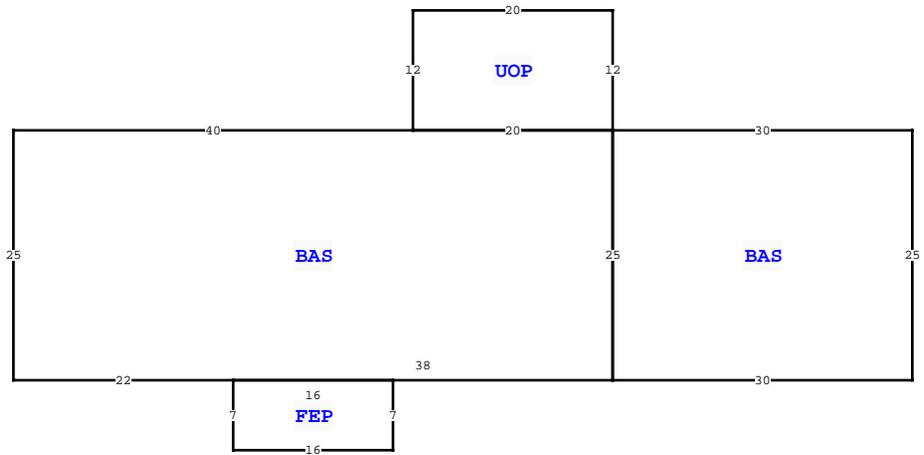
HUDSON WAYNE THOMAS JR/HUDSON HEATHER RENEE
387 SW EUPHORIA GLN
LAKE CITY, FL 32024

2026

19-4S-17-08539-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
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	AP	NORM	% COND	
0100	01	2,388	88.0760	100.41	239,779	1977	1977	0	0	10	35.00	55.00	
1 SINGLE FAM 0% - 2021 Heated Area: 2250 HX Base Yr													



MAP NUM	MKT AREA				
0100	06				
NEIGHBORHOOD/LOC 19417.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	41,419
BAS	1,500	100		1,500	82,838
FEP	112	80		90	4,970
UOP	240	20		48	2,651
TOTALS	2,602			2,388	131,878

1891 SW PACKARD ST, 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	0166	CONC,PAVMT	0	0	15	24	360.00	UT	1.12	1.12	100	0	0	3	100	403	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

TOTAL OB/XF 1,903

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			131,878
TOTAL MARKET OB/XF VALUE			1,903
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			156,281
SOH/AGL Deduction			3,501
ASSESSED VALUE			152,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,780
TOTAL JUST VALUE			156,281
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1166	6/12/2020	WD Q	Q	I	01	95,000
GRANTOR: CLAYTON THOMAS MORRIS						
GRANTEE: WAYNE THOMAS JR & H						
1340/0018	6/28/2017	WD U	U	I	11	100
GRANTOR: JEFFREY E MORRIS - SU						
GRANTEE: CLAYTON THOMAS MORR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S25 E22 FEP= S7 E16N7 W16\$ E38 BAS= E30 N25 W30 S25\$ N25 UOP= N12 W20 S12 E20\$ W20\$.													