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

2027

19-4S-17-08539-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	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

MAP NUM | MKT AREA 06

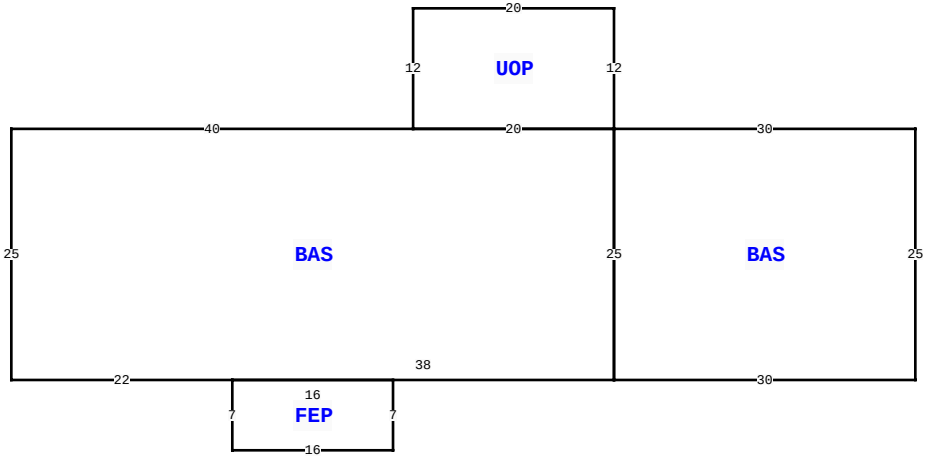
NEIGHBORHOOD/LOC 19417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	39,963
BAS	1,500	100		1,500	79,926
FEP	112	80		90	4,795
UOP	240	20		48	2,558
TOTALS	2,602			2,388	127,242

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	96.88	231,349	1977	1977	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 2250 HX Base Yr



1891 SW PACKARD ST, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,242
TOTAL MARKET OB/XF VALUE	1,903
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	151,645
SOH/AGL Deduction	0
ASSESSED VALUE	151,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,645
TOTAL JUST VALUE	151,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,970

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	I	01	95,000
GRANTOR: CLAYTON THOMAS MORRIS						
GRANTEE: WAYNE THOMAS JR & H						
1340/0018	6/28/2017	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 1,903

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			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 DF Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS