LOT 1 BLOCK 5 SHADY OAKS ACRES U
456-381, 774-1274, 906-1946, 909

HUDSON GEORGE H JR/HUDSON CODI A
309 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

20-4S-16-03079-060

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

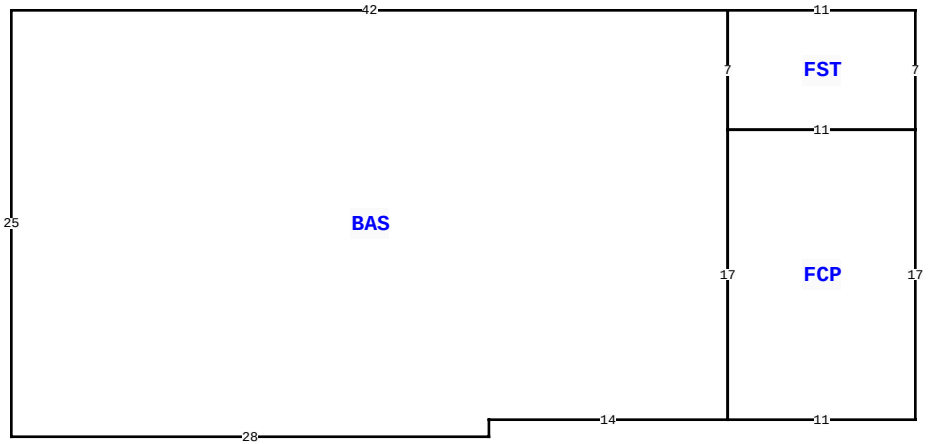
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 01
NEIGHBORHOOD/LOC	20416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	87,084
FCP	187	25		47	3,951
FST	77	55		42	3,530
TOTALS	1,300			1,125	94,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,125	115.4640	129.32	145,485	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1036 HX Base Yr 2011



237 SW DUNN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,565
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		122,765
SOH/AGL Deduction		51,983
ASSESSED VALUE		70,782
TOTAL EXEMPTION VALUE	HX HB	45,782
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/499	4/28/2021	WD	U	I	30	100
GRANTOR: HUDSON GEORGE H JR						
GRANTEE: HUDSON GEORGE H JR						
1437/474	4/28/2021	TR	U	I	30	100
GRANTOR: GREENE MARGARET A TRU						
GRANTEE: HUDSON GEORGE H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E28 N1 E14 FCP= E11 N17 W11 S17$ N17 FST= E11 N7 W11 S7$ N7$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0100	C	SFR	100		RSF-	1105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 03/25/2026 BY SYS