

APPROX 1/2 AC WITHIN A FENCED AR
THE FOLLOWING: COMM NW COR OF NE
RUN E 439.15 FT FOR POB, CONT E

HUDSON BLAINE
2975 E US HWY 90
LAKE CITY, FL 32055

2026

22-4S-17-08679-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 13,500 TOTAL MARKET VALUE 20,500 SOH/AGL Deduction 1,467 ASSESSED VALUE 19,033 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,033 TOTAL JUST VALUE 20,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 17,500																																					
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																					
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0986/1273</td> <td>6/20/2003</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>22,500</td> </tr> </tbody> </table> GRANTOR: RYAN SLADE HUDSON GRANTEE: BLAINE KEITH HUDSON <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0823/1426</td> <td>6/14/1996</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>0</td> </tr> </tbody> </table> GRANTOR: JONES GRANTEE: JONES										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0986/1273	6/20/2003	WD	Q	V	03	22,500	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0823/1426	6/14/1996	WD	Q	V	03	0
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TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU																																															
EXTRA FEATURES										385 SE HORIZON GLN, LAKE CITY																																															
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																											
LAND DESCRIPTION										TOTAL OB/XF 7,000																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500																																								
REVIEW DATE 05/26/2017 BY BC Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/22/2026 BY SYS																																																									