COMM NW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT E 576.65 FT, S 210
FT, N 210 FT TO POB.

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

2027

22-4S-17-08679-004

BUILDING CHARACTERISTICS

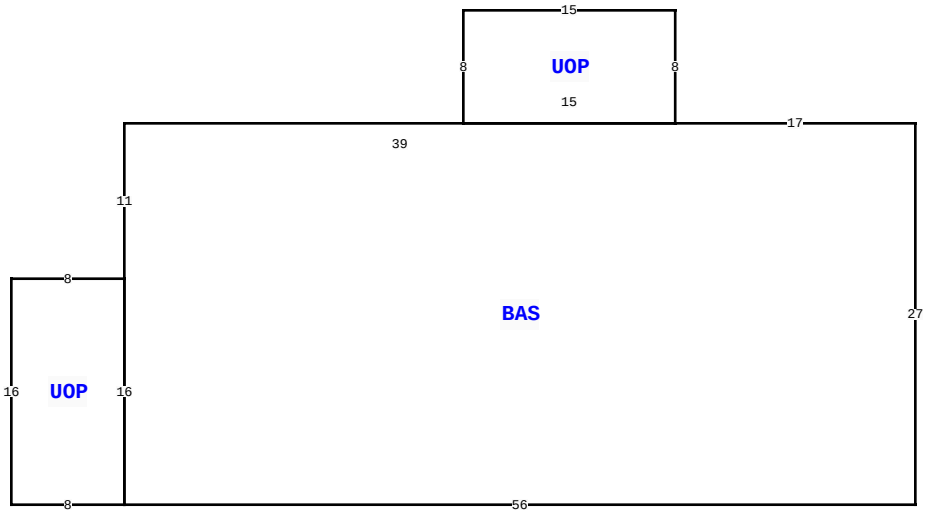
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	105,705
UOP	120	25		30	2,097
UOP	128	25		32	2,237
TOTALS	1,760			1,574	110,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	136.6800	127.11	200,071	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



597 SE HORIZON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	0	24	48	1,152.00	UT	10.00	10.00	100	2025	2024		100	11,520	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,039
TOTAL MARKET OB/XF VALUE	18,520
TOTAL LAND VALUE - MARKET	38,920
TOTAL MARKET VALUE	167,479
SOH/AGL Deduction	14,276
ASSESSED VALUE	153,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,203
TOTAL JUST VALUE	167,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,665

SALE:1:1: 12.78 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048964	Electrical Servic	0	01/05/2024
12491	M H	125	05/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/0173	2/10/2005	WD	Q	I	01	64,000
GRANTOR: TIMOTHY R & REBECCA A						
GRANTEE: BLAINE & RYAN HUDSO						
0836/0753	3/14/1997	QC	Q	V	01	100
GRANTOR: WARREN C JONES						
GRANTEE: TIMOTHY R & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N8 W15 S8 E15$ W39 S11 UOP= W8 S16 E8 N16$ S16 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,520

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,920							

REVIEW DATE 04/15/2026 BY robin Total Acres: 2.78 Total Land Value: 38,920 Market: 0 Agricultural: 0 Common: 38,920 PRINTED 11/17/2026 BY SYS