

COMM NW COR OF NE1/4 OF SW1/4, R  
FOR POB, CONT E 1370.75 FT, S 32  
W 1534.43 FT, N 110.35 FT, E 164

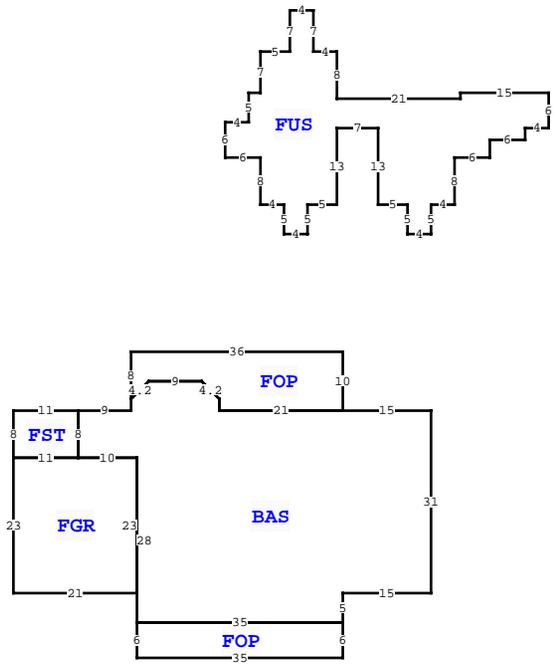
HUDSON BLAINE KEITH  
2975 E US HWY 90  
LAKE CITY, FL 32055

**2026**

22-4S-17-08679-006  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,871	100	
FGR	483	55	
FOP	210	30	
FOP	294	30	
FST	88	55	
FUS	858	100	
TOTALS	3,804		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006		468,656	2005	2005	0	0	21.00	79.00
Heated Area: 2729						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		370,238	
TOTAL MARKET OB/XF VALUE		48,115	
TOTAL LAND VALUE - MARKET		104,060	
TOTAL MARKET VALUE		522,413	
SOH/AGL Deduction		195,948	
ASSESSED VALUE		326,465	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		275,054	
TOTAL JUST VALUE		522,413	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049652	Electrical Servic	0	04/18/2024
000048531	Roof Replacement	24,260	10/30/2023
29883	POOL	265	01/18/2012
22129	SFR	762	07/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0415	7/17/2013	QC	U	V	11	100
GRANTOR: HOLLY DEANN HUDSON						
GRANTEE: BLAINE KEITH HUDSON						
1261/0413	7/17/2013	QC	U	I	11	100
GRANTOR: HOLLY DEANN HUDSON (U						
GRANTEE: BLAINE KEITH HUDSON						

EXTRA FEATURES		244 SE HORIZON GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0280	POOL R/CON	0 100
3	0169	FENCE/WOOD	0 100
4	0104	GENERATOR	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0280	POOL R/CON	0 100	0	0	785.00	UT	70.00	70.00	100	2012	2012	3	71	39,015	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
<b>TOTAL OB/XF 48,115</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FOP= N10 W36 S8 R3 U3 E9 D3 R3 S2 E21\$ W21 N2 L3 U3 W9 D3 L3 S2 W9 FST= W11 S8 E11 N8\$ S8 FGR= W11 S23 E21 N23 W10\$ E10 S28 FOP= S6 E35 N6 W35\$ E35 N5 E15 N31\$ PTR= N30 FUS= N5 E4 N8 E6 N3 E6 N2 E4 N6 W15 S1 W21 N8 W4 N7 W4 S7 W5 S7 W2 S5 W4 S6 E6 S8 E4 S5 E4 N5 E5 N13 E7 S13 E5 S5 E4\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 48,115																						
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	100		A-1	0.00	0.00	4.77	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,470							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.69	AC		1.00	1.00	1.00	11,000.00	11,000.00	51,590							