

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

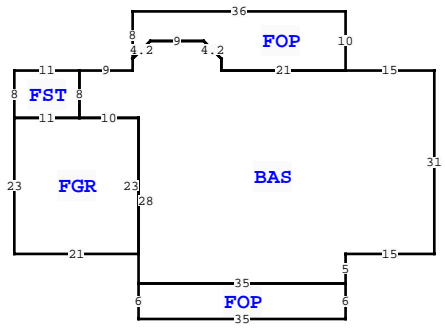
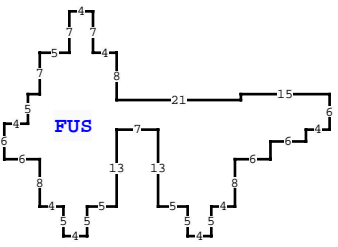
HUDSON BLAINE KEITH
2975 E US HWY 90
LAKE CITY, FL 32055

2026

22-4S-17-08679-006

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,194	128.7074	144.15	460,415	2005	2005	0	0	0	21.00	79.00
1 SINGLE FAM			100% - 2006	Heated Area: 2729			HX Base Yr 2006					



Quality					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	213,067
FGR	483	55		266	30,292
FOP	210	30		63	7,174
FOP	294	30		88	10,021
FST	88	55		48	5,466
FUS	858	100		858	97,708
TOTALS	3,804			3,194	363,728

EXTRA FEATURES																
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	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0280	POOL R/CON	0	100	0	785.00	UT	70.00	70.00	100	2012	2012	3	71	39,015	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
4	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION																								
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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		363,728	
TOTAL MARKET OB/XF VALUE		48,115	
TOTAL LAND VALUE - MARKET		104,060	
TOTAL MARKET VALUE		515,903	
SOH/AGL Deduction		189,438	
ASSESSED VALUE		326,465	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		275,054	
TOTAL JUST VALUE		515,903	
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						

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\$.												

TOTAL OB/XF												
48,115												