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

2027

22-4S-17-08679-006

BUILDING CHARACTERISTICS

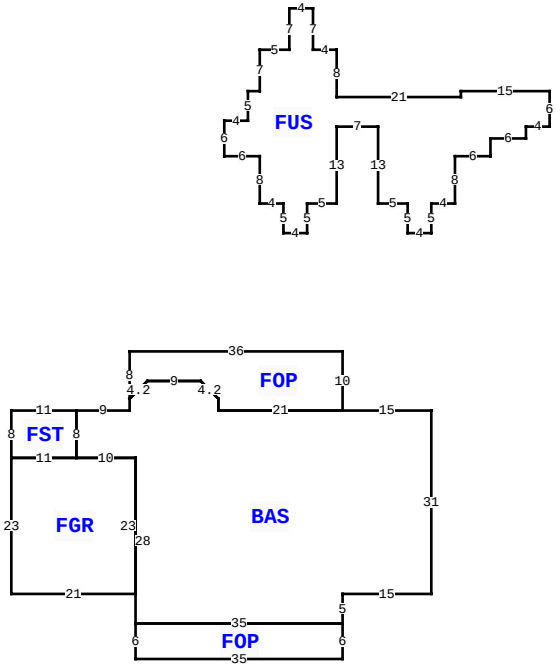
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	209,268
FGR	483	55		266	29,751
FOP	210	30		63	7,047
FOP	294	30		88	9,843
FST	88	55		48	5,369
FUS	858	100		858	95,966
TOTALS	3,804			3,194	357,244

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	141.58	452,207	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 2729 HX Base Yr 2006



244 SE HORIZON GLN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		357,244
TOTAL MARKET OB/XF VALUE		48,115
TOTAL LAND VALUE - MARKET		104,060
TOTAL MARKET VALUE		509,419
SOH/AGL Deduction		173,160
ASSESSED VALUE		336,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,848
TOTAL JUST VALUE		509,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,903

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$.

LAND DESCRIPTION

TOTAL OB/XF 48,115

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		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							

REVIEW DATE 03/25/2026 BY robin Total Acres: 9.46 Total Land Value: 104,060 Market: 0 Agricultural: 0 Common: 104,060 PRINTED 11/17/2026 BY SYS