LOT 25 CANNON CREEK PLACE UNIT 2
WD 1165-2439, WD 1181-1828, LE 1

HUDSON THOMAS J/HUDSON JOANNE M
139 SW JOSHUA CT
LAKE CITY, FL 32024

**2027**

**23-4S-16-03095-125**

## BUILDING CHARACTERISTICS

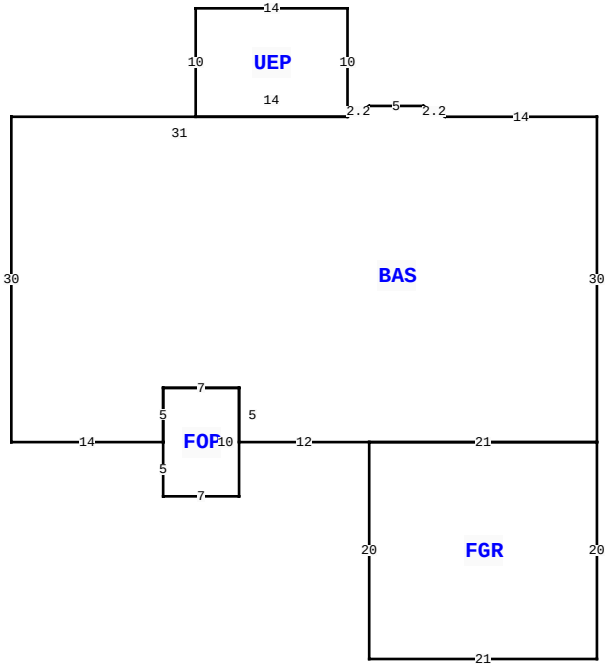
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 23416.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,592 | 100 | | 1,592 | 170,253 |
| FGR | 420 | 55 | | 231 | 24,704 |
| FOP | 70 | 30 | | 21 | 2,246 |
| UEP | 140 | 60 | | 84 | 8,983 |
| TOTALS | 2,222 | | | 1,928 | 206,186 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,928 | 118.3497 | 130.18 | 250,987 | 2008 | 2008 | 0 | 0 | 0 | 17.85 | 82.15 |

1 SINGLE FAM 100% - 2010 Heated Area: 1592 HX Base Yr 2010




139 SW JOSHUA CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 838.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,514 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,600 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 206,186 |
| TOTAL MARKET OB/XF VALUE | 5,614 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 246,800 |
| SOH/AGL Deduction | 78,538 |
| ASSESSED VALUE | 168,262 |
| TOTAL EXEMPTION VALUE | HX HB SX 101,411 |
| BASE TAXABLE VALUE | 66,851 |
| TOTAL JUST VALUE | 246,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26489 | SFR | 528 | 12/10/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/44 | 9/01/2026 | LE | U | I | 14 | 100 |
| GRANTOR: HUDSON THOMAS J (ENH | | | | | | |
| GRANTEE: KLAIBER TAMMY LYNN | | | | | | |
| 1499/665 | 9/06/2023 | LE | U | I | 14 | 100 |
| GRANTOR: HUDSON THOMAS J (ENH | | | | | | |
| GRANTEE: KLAIBER TAMMY LYNN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 L2 U1 W5 D1 L2 UEP= N10 W14 S10 E14$ W31 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 5,614

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/06/2025 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS