COMM NW COR, RUN S 691.50 FT, E
CONT E 337.5 FT, S 133.59 FT, W
FT, SW 171.83 FT, S 180.81 FT, E

HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2027

30-4S-17-08885-006

BUILDING CHARACTERISTICS

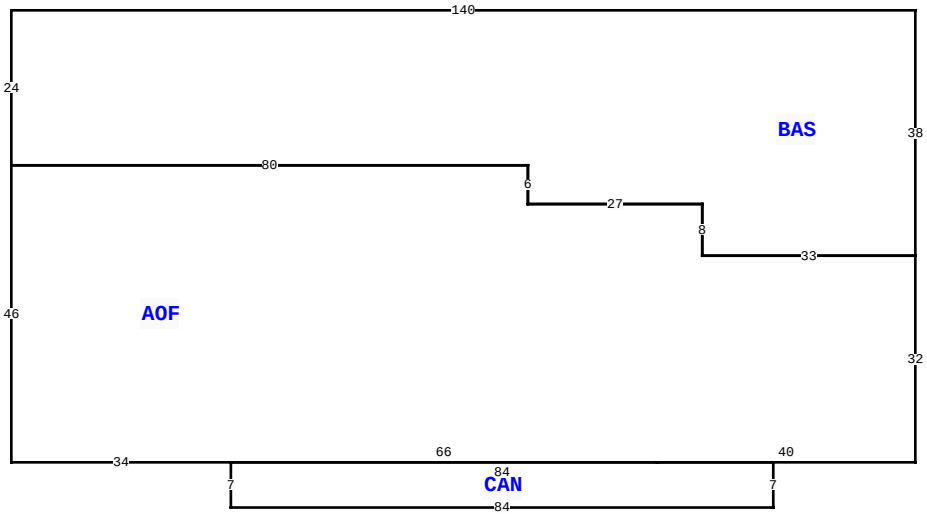
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		20 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,816	150		8,724	245,098
BAS	3,984	100		3,984	111,929
CAN	588	30		176	4,944
TOTALS	10,388			12,884	361,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	12,884	104.1295	39.57	509,820	2002	2002	0	0	0	29.00	71.00

1 PREF M B A 0% - 2025 Heated Area: 9800 HX Base Yr



159 SW SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	24,500.00	UT	1.00	1.00	100	0	0	3	100	24,500	
2	0260	PAVEMENT-A	0	0	0	0	7,900.00	UT	1.00	1.00	100	2024	2006		100	7,900	
3	0166	CONC,PAVMT	0	0	0	0	1,568.00	UT	1.50	1.50	100	1999	1999	3	100	2,352	
4	0166	CONC,PAVMT	0	0	0	0	4,172.00	UT	1.50	1.50	100	1999	1999	3	100	6,258	
5	0166	CONC,PAVMT	0	0	0	0	10,600.00	UT	1.50	1.50	100	2024	2006		100	15,900	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	936,741
TOTAL MARKET OB/XF VALUE	59,110
TOTAL LAND VALUE - MARKET	376,950
TOTAL MARKET VALUE	1,372,801
SOH/AGL Deduction	0
ASSESSED VALUE	1,372,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,372,801
TOTAL JUST VALUE	1,372,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,372,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053620	Remodel	200,000	07/18/2025
23959	COMMERCIAL	445	12/13/2005
19104	COMMERCIAL	0	01/01/2002
18048	COMMERCIAL	623	03/12/2001
15262	COMMERCIAL	775	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1970	12/23/2024	WD	U	I	11	100

GRANTOR: HUDSON WAYNE T SR

GRANTEE: HUDSON FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W140 S24 AOF= S46 E34 CAN= S7 E84 N7 W84$ E66 E40 N32W33 N8 W27 N6 W80$ E80 S6 E27 S8 E33 N38$.

LAND DESCRIPTION

TOTAL OB/XF 59,110

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	4817	C	STORG/ OFF	0		CHI	0.00	0.00	1.36	AC		1.00	1.00	0.70	150,000.00	105,000.00	142,800							
2	4817	C	STORG/ OFF	0					1.28	AC		1.00	1.00	0.70	150,000.00	105,000.00	134,400							
3	4817	C	STORG/ OFF	0		CHI	0.00	0.00	0.95	AC		1.00	1.00	0.70	150,000.00	105,000.00	99,750							

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.59 Total Land Value: 376,950 Market: 0 Agricultural: 0 Common: 376,950 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN S 691.50 FT, E
CONT E 337.5 FT, S 133.59 FT, W
FT, SW 171.83 FT, S 180.81 FT, E

HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2027

30-4S-17-08885-006

BUILDING CHARACTERISTICS

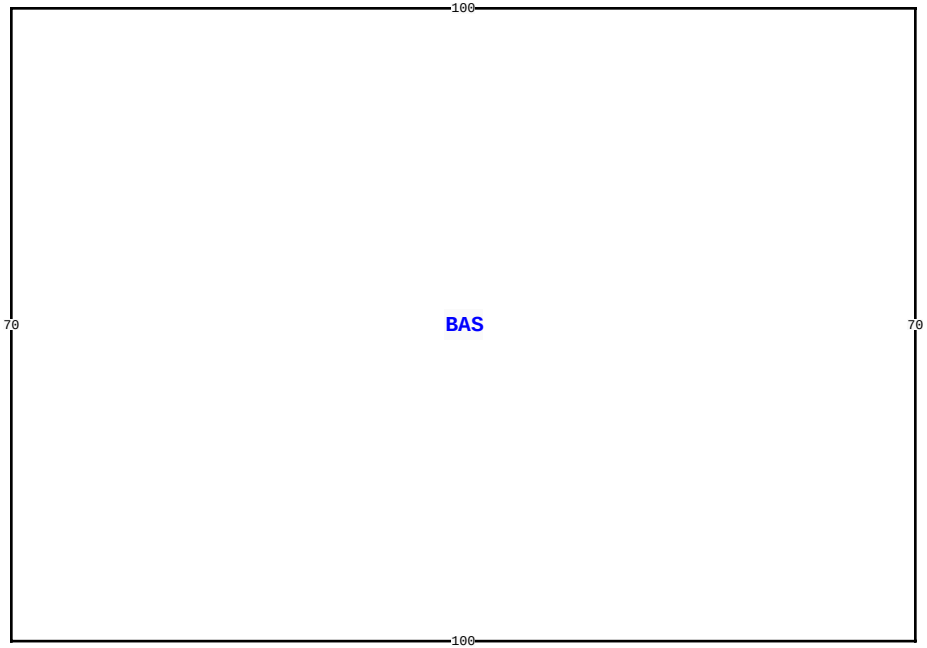
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		16 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,000	100		7,000	238,067
TOTALS	7,000			7,000	238,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,000	113.2826	43.05	301,350	2006	2006	0	0	0	21.00	79.00

2 PREF M B A 0% - 2025 Heated Area: 7000 HX Base Yr



159 SW SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL LAND VALUE - MARKET	376,950
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SOH/AGL Deduction	0
ASSESSED VALUE	1,372,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,372,801
TOTAL JUST VALUE	1,372,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,372,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1970	12/23/2024	WD	U	I	11	100

GRANTOR: HUDSON WAYNE T SR

GRANTEE: HUDSON FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S70 E100 N70$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.59 Total Land Value: 376,950 Market: 0 Agricultural: 0 Common: 376,950 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN S 691.50 FT, E
CONT E 337.5 FT, S 133.59 FT, W
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HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
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2027

30-4S-17-08885-006

BUILDING CHARACTERISTICS

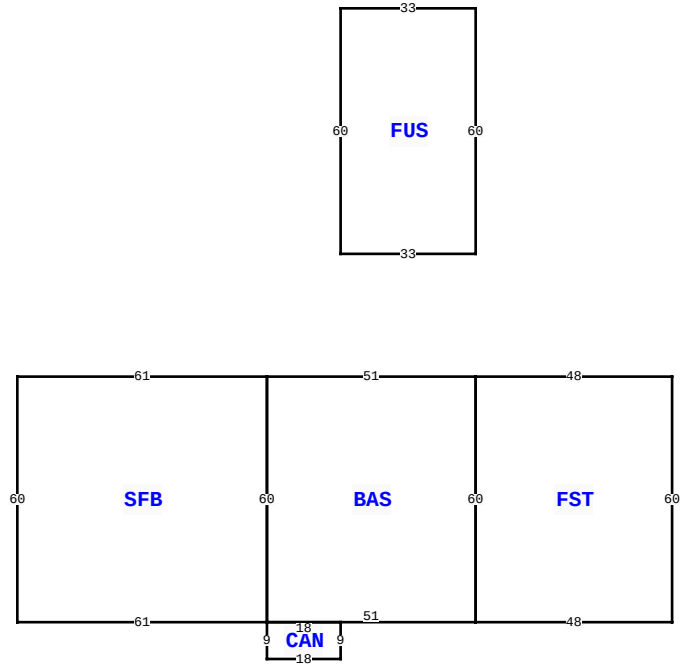
ELEMENT	CD	CONSTRUCTION
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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		12 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,060	100		3,060	102,692
CAN	162	30		49	1,645
FST	2,880	70		2,016	67,656
FUS	1,980	100		1,980	66,448
SFB	3,660	80		2,928	98,262
TOTALS	11,742			10,033	336,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,033	135.8780	51.63	518,004	1999	1999	0	0	0	35.00	65.00

3 PREF M B A 0% - 2025 Heated Area: 8700 HX Base Yr



159 SW SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,372,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1970	12/23/2024	WD	U	I	11	100

GRANTOR: HUDSON WAYNE T SR

GRANTEE: HUDSON FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 SFB= W61 S60 E61 N60$ S60 CAN= S9 E18 N9 W18$ E51 FST= E48 N60 W48 S60$ N60$ PTR= N30 FUS= N60 W33 S60 E33$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.59 Total Land Value: 376,950 Market: 0 Agricultural: 0 Common: 376,950 PRINTED 11/17/2026 BY SYS