

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

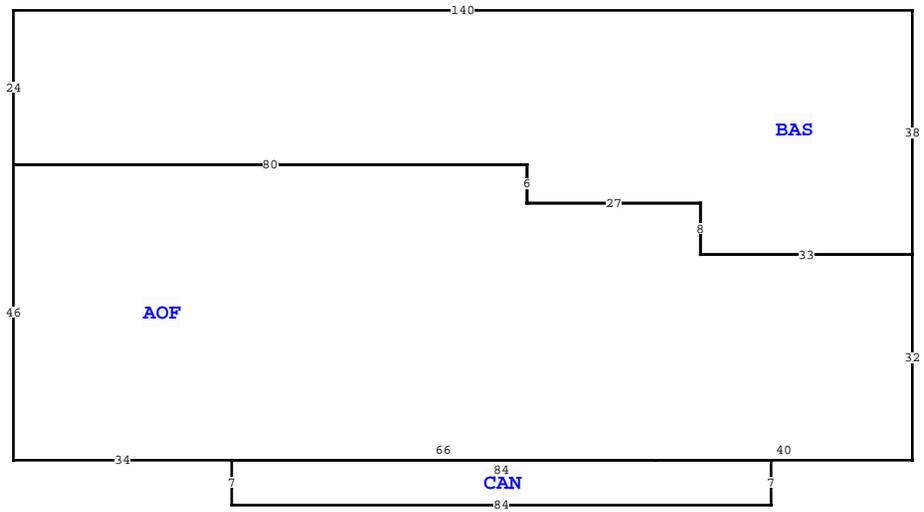
HUDSON FAMILY TRUST DATED APRIL 6, 2023  
195 SW EUPHORIA GLN  
LAKE CITY, FL 32024

**2026**

30-4S-17-08885-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	4817WHSE STORAGE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	5,816	150	
BAS	3,984	100	
CAN	588	30	
TOTALS	10,388		
		12,884	380,999

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2025								
			Heated Area: 9800			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			986,004
TOTAL MARKET OB/XF VALUE			59,110
TOTAL LAND VALUE - MARKET			233,350
TOTAL MARKET VALUE			1,278,464
SOH/AGL Deduction			0
ASSESSED VALUE			1,278,464
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,278,464
TOTAL JUST VALUE			1,278,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,255,786

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	24,500.00	UT	1.00	1.00	100
2	0260	PAVEMENT-A	0	0	0	0	7,900.00	UT	1.00	1.00	100
3	0166	CONC, PAVMT	0	0	0	0	1,568.00	UT	1.50	1.50	100
4	0166	CONC, PAVMT	0	0	0	0	4,172.00	UT	1.50	1.50	100
5	0166	CONC, PAVMT	0	0	0	0	10,600.00	UT	1.50	1.50	100
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
59,110											

BUILDING NOTES											
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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												
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	4817	C	STORG/ OFF	0		CHI	0.00	0.00	1.36	AC		1.00	1.00	1.00	65,000.00	65,000.00	88,400							
2	4817	C	STORG/ OFF	0					1.28	AC		1.00	1.00	1.00	65,000.00	65,000.00	83,200							
3	4817	C	STORG/ OFF	0		CHI	0.00	0.00	0.95	AC		1.00	1.00	1.00	65,000.00	65,000.00	61,750							



