

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

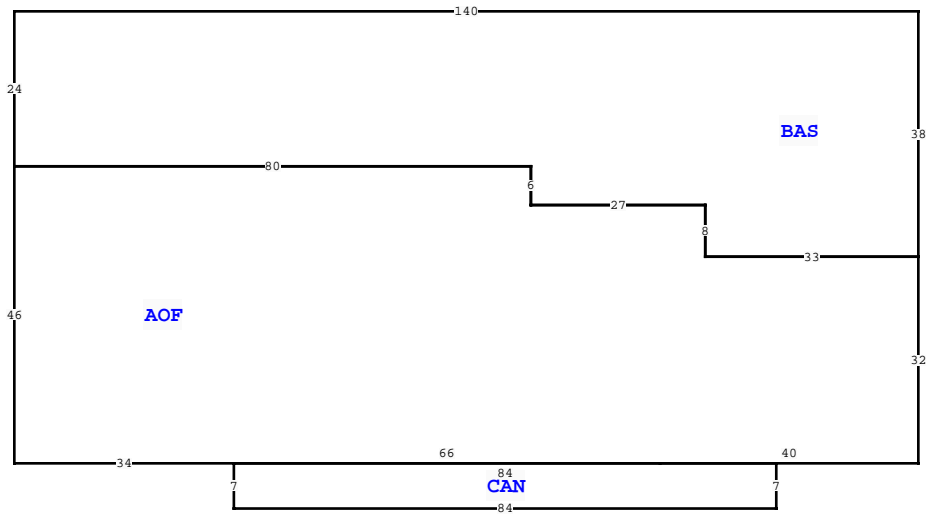
HUDSON FAMILY TRUST DATED APRIL 6, 2023  
 195 SW EUPHORIA GLN  
 LAKE CITY, FL 32024

**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		
	361,972		

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			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			1,255,786

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	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	

TOTAL OB/XF														59,110			
159 SW SPENCER CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/14/2026
														INC DATE		AG DATE	MLU

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										
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	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							



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 FT, SW 171.83 FT, S 180.81 FT, E

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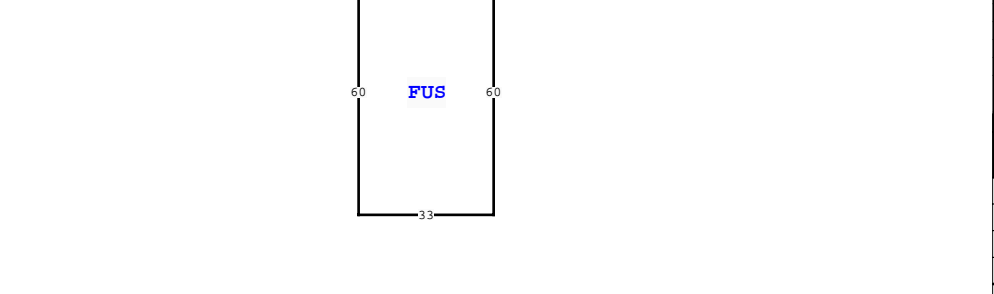
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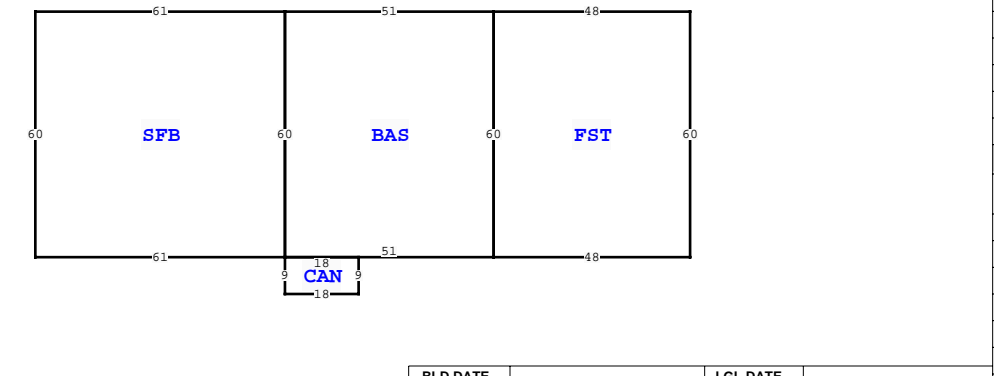

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing	6	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

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	35.00	65.00

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



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	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



159 SW SPENCER CT, LAKE CITY

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

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

TOTAL OB/XF 0

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

**COLUMBIA COUNTY PROPERTY** PAGE 3 of 3

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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\$.