COMM NE COR OF SEC, S 2084.42 FT
W R/W CR-131 FOR POB, CONT W 255
560.38 FT, E 1894.74 FT, N 330 F

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

2027

30-5S-17-09453-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	74,575
TOTAL MARKET VALUE	4,493
SOH/AGL Deduction	0
ASSESSED VALUE	4,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,493
TOTAL JUST VALUE	75,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,575

PRMT:1:1: PROPERTY SPLIT-OUT HOUSE IS NOW ON 09453

SALE:1:1: 27.80 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13318	SFR	260	11/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2418	4/06/2023	WD	U	I	11	100
GRANTOR: HUDSON GOLDIE JEAN KE						
GRANTEE: HUDSON FAMILY TRUST						
0790/1345	8/01/1994	WD	U	V	11	0
GRANTOR: P J KERCE SR ESTATE						
GRANTEE: GOLDIE JEAN KERCE H						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	445.00	445.00	3,493							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	9,500.00	9,500.00	74,575							

REVIEW DATE 09/07/2017 BY DF Total Acres: 7.85 Total Land Value: 3,493 Market: 74,575 Agricultural: 3,493 Common: 0 PRINTED 11/17/2026 BY SYS