

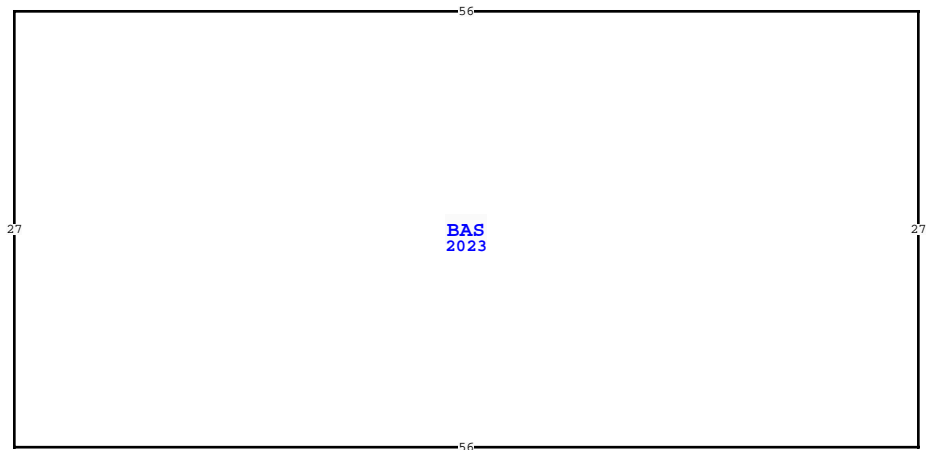
COMM AT SE COR OF SE1/4 OF SEC R
SEC LINE, 1235.68 FT TO N R/W OF
DRIVE, FOR POB, N 342.88 FT TO S

HUDSON BRIAN CALEB KEITH/HUDSON AMBER NIKOLE
853 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-014


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2023
TOTALS	1,512		156,051

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2023		164,264	2022	2022	0	0	5.00	95.00
				Heated Area: 1512			HX Base Yr	2023			
											
BLD DATE		LGL DATE		05/04/2026	MLU						
XF DATE		LAND DATE									
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			156,051
TOTAL MARKET OB/XF VALUE			11,200
TOTAL LAND VALUE - MARKET			185,580
TOTAL MARKET VALUE			352,831
SOH/AGL Deduction			7,479
ASSESSED VALUE			345,352
TOTAL EXEMPTION VALUE	HX HB 13		345,352
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			352,831
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045739	Mobile Home		10/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2402	5/27/2022	WD	Q	V	03	225,000
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: HUDSON BRIAN CALEB						
1430/862	2/12/2021	WD	Q	V	01	257,000
GRANTOR: DEAS CHARLES E						
GRANTEE: SMITH BLAKE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=38,10] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2023	2022		100	7,000	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 4,200.00	100	2024	2023		100	4,200	

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	0200	C	MBL HM	100					30.93	AC		1.00	1.00	1.00	6,000.00	6,000.00	185,580							