BEG SW COR OF NW1/4, N 284.96 FT BUFFER, S 68 DEG E 102.69 FT, S FT, S 20 DEG W 118.74 FT, S 5 DE

KAUDER BENJAMIN/KAUDER JACQUELINE
681 NW JOSEPHINE ST
LAKE CITY, FL 32055

2027

32-2S-17-04821-001

BUILDING CHARACTERISTICS

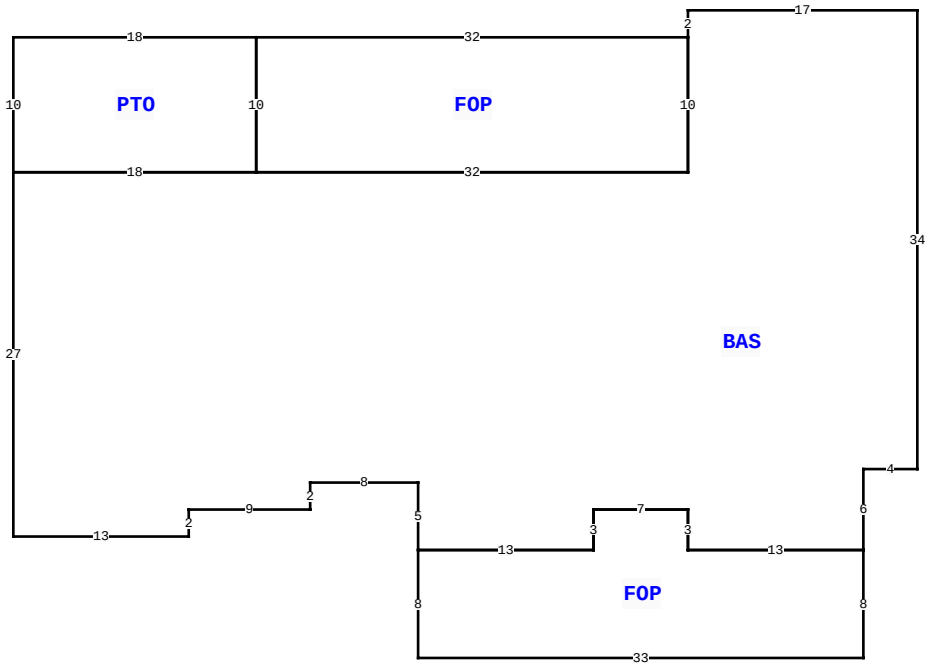
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100		1,955	222,748
FOP	285	30		86	9,799
FOP	320	30		96	10,938
PTO	180	5		9	1,026
TOTALS	2,740			2,146	244,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,146	110.1920	121.21	260,117	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1955 HX Base Yr 2021



681 NW JOSEPHINE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	244,510
TOTAL MARKET OB/XF VALUE	42,787
TOTAL LAND VALUE - MARKET	119,000
TOTAL MARKET VALUE	302,443
SOH/AGL Deduction	0
ASSESSED VALUE	302,443
TOTAL EXEMPTION VALUE	13 HX HB 302,443
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	406,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052711	Swimming Pool and	60,000	03/26/2025
39303	SFR	0	02/18/2020
28056	TR/TRAILER	0	09/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/655	8/19/2026	WD	Q	I	01	695,000
GRANTOR: HOPPER JACOB R						
GRANTEE: KAUDER BENJAMIN						
1401/2070	12/20/2019	WD	Q	V	01	80,000
GRANTOR: LAKE CITY DEVELOPMENT						
GRANTEE: JACOB R & JAMIE L H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S2 FOP= W32 S10 E32 N10$ S10 W32 PTO= N10 W18 S10 E18$ W18 S27 E13 N2 E9 N2 E8 S5 FOP= S8 E33 N8 W13 N3 W7 S3 W13$ E13 N3 E7 S3 E13 N6 E4 N34$.

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2026	2025		98	35,123	
2	0080	DECKING	0	100	0	0	958.00	UT	8.00	8.00	100	2026	2025		100	7,664	

LAND DESCRIPTION

TOTAL OB/XF 42,787

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	100					22.80	AC		1.00	1.00	1.00	445.00	445.00	10,146							
3	9910	M	MKT.VAL.AG	100					22.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	114,000							

REVIEW DATE 06/04/2025 BY chuck Total Acres: 23.80 Total Land Value: 15,146 Market: 114,000 Agricultural: 10,146 Common: 5,000 PRINTED 11/17/2026 BY SYS