COMM AT SW COR OF NE1/4 OF SEC,
POB, CONT N 452 FT, S 78 DG E 11
334.64 FT, N 84 DG W 1108.60 FT

HUDGINS JAMES TRUST DATED AUGUST 13, 2014
595 SW BIRLEY AVE
LAKE CITY, FL 32024

**2027**

**32-3S-16-02420-005**

## BUILDING CHARACTERISTICS

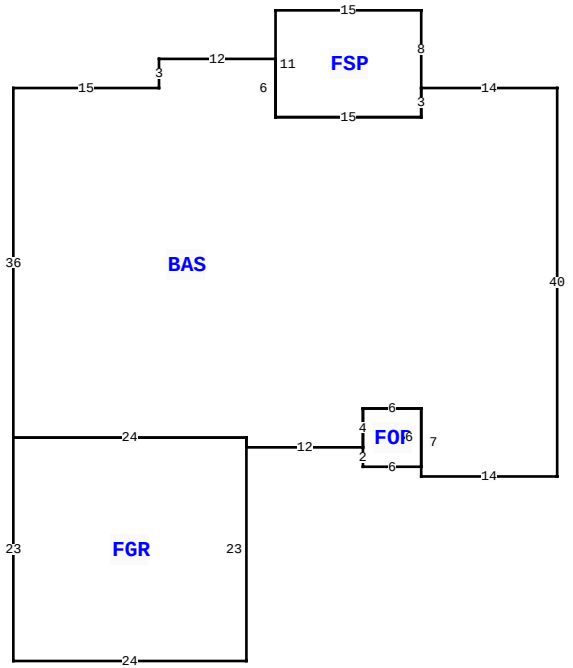
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 32316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,057 | 100 | | 2,057 | 239,512 |
| FGR | 552 | 55 | | 304 | 35,397 |
| FOP | 36 | 30 | | 11 | 1,281 |
| FSP | 165 | 40 | | 66 | 7,685 |
| TOTALS | 2,810 | | | 2,438 | 283,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,438 | 130.6800 | 143.75 | 350,462 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 2057 HX Base Yr 2007




595 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 100 | 1,344 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,800.00 | UT | 2.00 | 2.00 | 75 | 2014 | 2014 | 3 | 75 | 4,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2023 | 2022 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 283,874 |
| TOTAL MARKET OB/XF VALUE | 8,044 |
| TOTAL LAND VALUE - MARKET | 60,120 |
| TOTAL MARKET VALUE | 352,038 |
| SOH/AGL Deduction | 118,216 |
| ASSESSED VALUE | 233,822 |
| TOTAL EXEMPTION VALUE | HX HB VX VP 145,117 |
| BASE TAXABLE VALUE | 88,705 |
| TOTAL JUST VALUE | 352,038 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 357,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054561 | Roof Replacement | 21,500 | 11/24/2025 |
| 24652 | SFR | 582 | 06/21/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1494/1703 | 7/10/2023 | QC | U | I | 11 | 100 |
| GRANTOR: HUDGINS JAMES W | | | | | | |
| GRANTEE: HUDGINS JAMES TRUST | | | | | | |
| 1279/1345 | 8/13/2014 | QC | U | I | 11 | 100 |
| GRANTOR: JAMES W HUDGINS | | | | | | |
| GRANTEE: JAMES W HUDGINS AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FSP= N8 W15 S11 E15 N3$ S3 W15 N6 W12 S3 W15 S36
FGR= S23 E24 N23 W24$ E24 S1 E12 FOP= S2 E6 N6 W6 S4$ N4 E6 S7 E14 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 8,044

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,120 | | | | | | | |

REVIEW DATE 06/27/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS