BEG AT SW COR OF SE1/4, RUN N 443.98 FT TO POB. RUN N 156.46 FT E 148 FT, S 156.46 FT W TO

HUDSON W KEITH
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2027

33-3S-17-06826-000

BUILDING CHARACTERISTICS

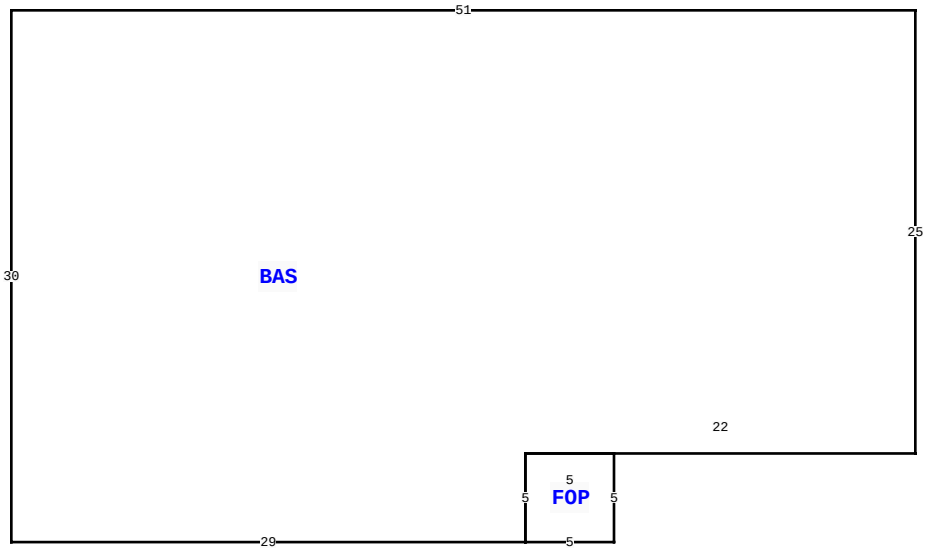
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	99,398
FOP	25	30		8	560
TOTALS	1,445			1,428	99,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	97.8975	107.69	153,781	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr



712 SE ELOISE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,958
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	5,535
TOTAL MARKET VALUE	108,393
SOH/AGL Deduction	37,401
ASSESSED VALUE	70,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,992
TOTAL JUST VALUE	108,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053680	Roof Replacement	8,500	07/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1479	2/28/2011	TD	U	I	18	12,100

GRANTOR: P DEWITT CASON (CLERK

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S30 E29 FOP= E5 N5 W5 S5$ N5 E22 N25$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	0		RSF-2	150.00	148.00	1.00	LT		1.00	1.00	1.23	4,500.00	5,535.00	5,535							

REVIEW DATE 08/25/2025 BY chuck Total Acres: 0.51 Total Land Value: 5,535 Market: 0 Agricultural: 0 Common: 5,535 PRINTED 11/17/2026 BY SYS