BEG 210 FT E OF INTERS OF N LINE
RR & W LINE OF NE1/4 OF NE1/4, R
N 210 FT, W 210 FT, S 210 FT TO

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

2027

35-3S-17-07247-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

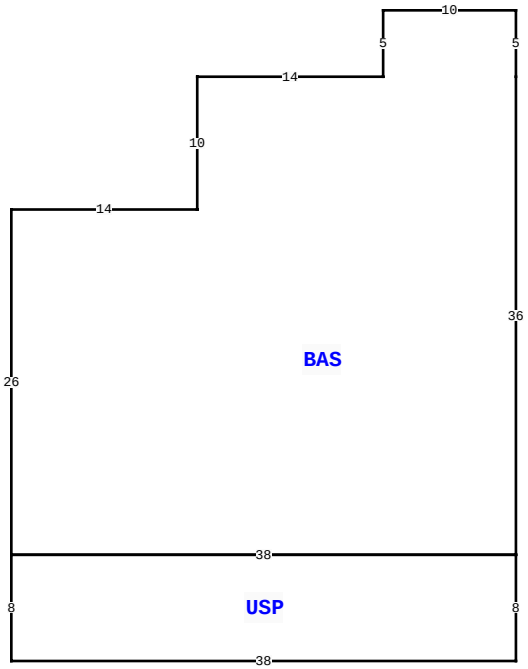
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100		1,278	13,327
USP	304	35		106	1,105
TOTALS	1,582			1,384	14,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,384	47.4000	52.14	72,162	1940	1940	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1278 HX Base Yr



173 NE VARNES PL, 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	14,432
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	10,890
TOTAL MARKET VALUE	26,672
SOH/AGL Deduction	0
ASSESSED VALUE	26,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,672
TOTAL JUST VALUE	26,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,935

SALE:1:1: SALE PRICE INDICATES VACANT SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1886	3/25/1997	WD	U	V	31	5,000

GRANTOR: VARNES

GRANTEE: HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N5 W10 S5 W14 S10 W14 S26 USP= S8 E38 N8 W38$ E38 N36$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	0.25	0.25	10,890							

REVIEW DATE 02/16/2017 BY DF Total Acres: 1.00 Total Land Value: 10,890 Market: 0 Agricultural: 0 Common: 10,890 PRINTED 11/17/2026 BY SYS