COMM 420 FT E OF NW COR OF NE1/4
FT FOR POB, E 315 FT, S 210 FT,
FT, W 210 FT, N 410 FT TO POB.

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

**2027**

**35-3S-17-07251-000**

## BUILDING CHARACTERISTICS

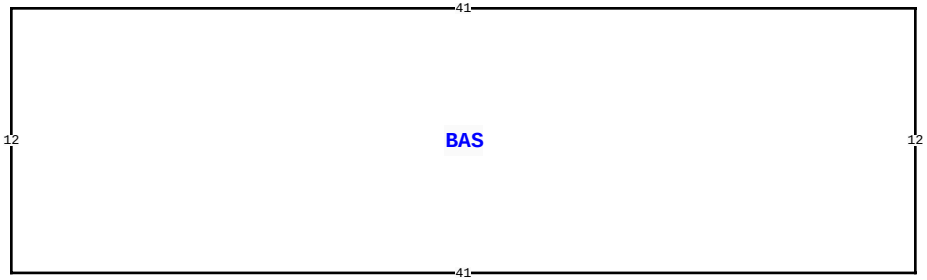
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| 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 | 492 | 100 | | 492 | 7,333 |
| TOTALS | 492 | | | 492 | 7,333 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 492 | 62.1000 | 37.26 | 18,332 | 1975 | 1975 | 0 | 0 | 0 | 60.00 | 40.00 |

4 MOBILE HME 0% - 0 Heated Area: 492 HX Base Yr




938 NE OKINAWA ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 22,058 |
| TOTAL MARKET OB/XF VALUE | 10,100 |
| TOTAL LAND VALUE - MARKET | 13,597 |
| TOTAL MARKET VALUE | 45,755 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 45,755 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,755 |
| TOTAL JUST VALUE | 45,755 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 45,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052549 | Electrical Servic | 0 | 03/10/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0960/2422 | 8/14/2002 | WD | Q | V | | 5,000 |

GRANTOR: B BIAS

GRANTEE: K HUDSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W41 S12 E41 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 10,100

| 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 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 108,775.00 | SF | | 1.00 | 1.00 | 0.50 | 0.25 | 0.13 | 13,597 | | | | | | | |

REVIEW DATE 04/01/2025 BY TW Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 11/17/2026 BY SYS

COMM 420 FT E OF NW COR OF NE1/4
FT FOR POB, E 315 FT, S 210 FT,
FT, W 210 FT, N 410 FT TO POB.

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

**2027**

**35-3S-17-07251-000**

## BUILDING CHARACTERISTICS

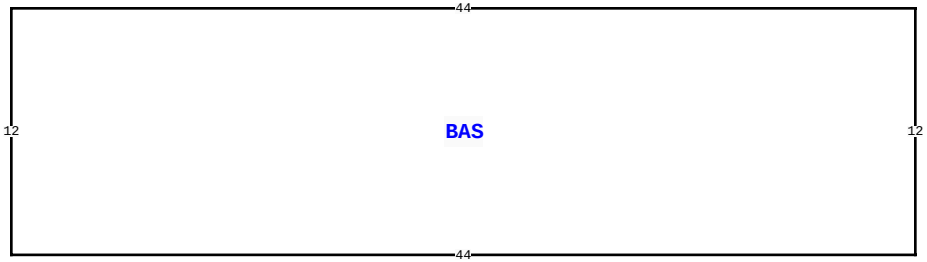
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| 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 | 528 | 100 | | 528 | 7,869 |
| TOTALS | 528 | | | 528 | 7,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 528 | 62.1000 | 37.26 | 19,673 | 1980 | 1980 | 0 | 0 | 0 | 60.00 | 40.00 |

5 MOBILE HME 0% - 0 Heated Area: 528 HX Base Yr




938 NE OKINAWA ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 22,058 |
| TOTAL MARKET OB/XF VALUE | 10,100 |
| TOTAL LAND VALUE - MARKET | 13,597 |
| TOTAL MARKET VALUE | 45,755 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 45,755 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,755 |
| TOTAL JUST VALUE | 45,755 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 45,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0960/2422 | 8/14/2002 | WD | Q | V | | 5,000 |

GRANTOR: B BIAS

GRANTEE: K HUDSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S12 E44 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/01/2025 BY TW Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 11/17/2026 BY SYS

COMM 420 FT E OF NW COR OF NE1/4
FT FOR POB, E 315 FT, S 210 FT,
FT, W 210 FT, N 410 FT TO POB.

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

**2027**

**35-3S-17-07251-000**

## BUILDING CHARACTERISTICS

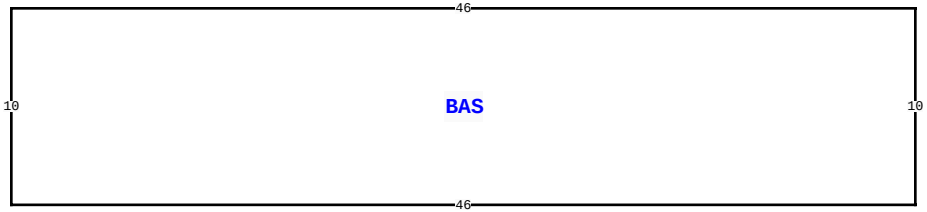
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
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| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| 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 | 460 | 100 | | 460 | 6,856 |
| TOTALS | 460 | | | 460 | 6,856 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 460 | 62.1000 | 37.26 | 17,140 | 1970 | 1970 | 0 | 0 | 0 | 60.00 | 40.00 |

6 MOBILE HME 0% - 0 Heated Area: 460 HX Base Yr




938 NE OKINAWA ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 22,058 |
| TOTAL MARKET OB/XF VALUE | 10,100 |
| TOTAL LAND VALUE - MARKET | 13,597 |
| TOTAL MARKET VALUE | 45,755 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 45,755 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,755 |
| TOTAL JUST VALUE | 45,755 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 45,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0960/2422 | 8/14/2002 | WD | Q | V | | 5,000 |

GRANTOR: B BIAS

GRANTEE: K HUDSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 S10 E46 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 04/01/2025 BY TW Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 11/17/2026 BY SYS