COMM NW COR OF NE1/4 OF NE1/4,
RUN S 440 FT, E 210 FT FOR
POB, RUN E 210 FT, S 210 FT,

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

2026

35-3S-17-07256-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

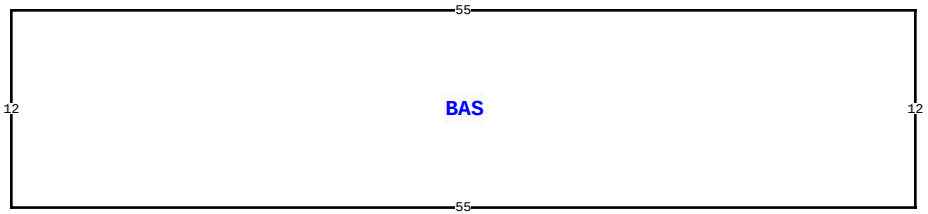
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE 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	660	100		660	15,267
TOTALS	660			660	15,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	91.8000	57.83	38,168	1958	1958	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



227 NE VARNES PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	15,267
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	10,890
TOTAL MARKET VALUE	33,357
SOH/AGL Deduction	254
ASSESSED VALUE	33,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,103
TOTAL JUST VALUE	33,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,631

XFOB:1:1: GREAT LAKES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1203/2013	10/22/2010	WD	U	I	15	3,500
GRANTOR: JONI TOWAN PARKER						
GRANTEE: W KEITH HUDSON						
1203/2015	10/19/2010	WD	U	I	15	3,500
GRANTOR: CYNTHIA JUANITA PARKE						
GRANTEE: W KEITH HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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
1	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0102	C	SFR/MH	0			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 BC Total Acres: 1.00 Total Land Value: 10,890 Market: 0 Agricultural: 0 Common: 10,890 PRINTED 05/08/2026 BY SYS