BEG 84 FT N OF NE COR OF NW1/4 O
W 202 FT FOR POB RUN W ALONG RD
FT, E 408 FT, S 467.4 FT TO POB.

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

2027

35-3S-17-07387-000

BUILDING CHARACTERISTICS

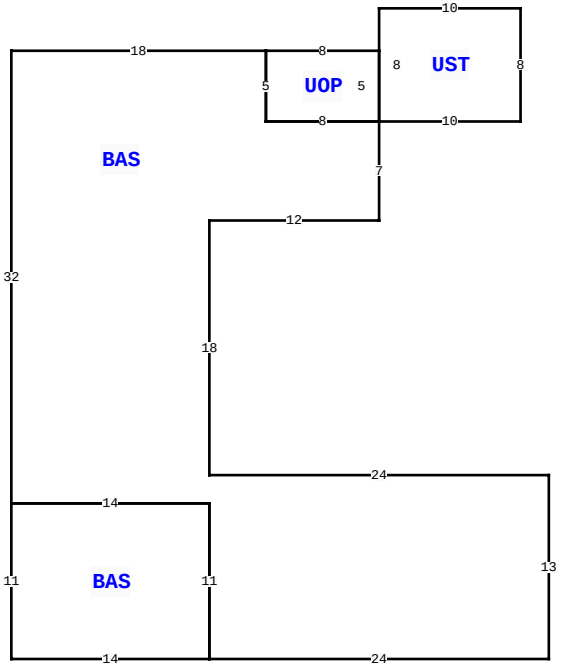
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	1101	STORE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	154	100		154	6,023
BAS	864	100		864	33,792
UOP	40	20		8	313
UST	80	45		36	1,408
TOTALS	1,138			1,062	41,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	54.6960	60.17	63,901	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1018 HX Base Yr



2975 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,049
TOTAL MARKET OB/XF VALUE	33,238
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	339,287
SOH/AGL Deduction	0
ASSESSED VALUE	339,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,287
TOTAL JUST VALUE	339,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,171

PRCL:0:1: 2 MH NOT OWNED BY OWNER

BLDG:3:1: KEITH HUDSON MARINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056855	Roof Replacement	27,000	10/26/2026
7439	RECONNECT	0	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0515	6/16/1993	PR	U	I	11	50,000

GRANTOR: HENRY KAGER

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S32 BAS= S11 E14 N11 W14$ E14 S11 E24 N13 W24 N18 E12N7 UST= E10 N8 W10 S8$ UOP= N5 W8 S5E8$ W8 N5$.

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	0294	SHED WOOD/	0	0	16	12	192.00	UT	12.00	12.00	50	2008	2008	3	50	1,152	
2	0285	SALVAGE	0	0	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0260	PAVEMENT-A	0	0	0	0	26,538.00	UT	0.90	0.90	80	1995	1995	3	80	19,107	
4	0140	CLFENCE 6	0	0	0	0	1,302.00	UT	3.50	3.50	100	1995	1995	3	100	4,557	
5	0040	BARN,POLE	0	0	96	24	2,304.00	UT	2.00	2.00	50	2008	2008	3	50	2,304	
6	0040	BARN,POLE	0	0	16	50	800.00	UT	2.00	2.00	50	2008	2008	3	50	800	
7	0040	BARN,POLE	0	0	24	14	336.00	UT	2.00	2.00	100	2008	2008	3	100	672	
8	0040	BARN,POLE	0	0	24	12	288.00	UT	2.00	2.00	100	2008	2008	3	100	576	
9	0294	SHED WOOD/	0	0	8	10	80.00	UT	2.00	2.00	100	2008	2008	3	100	160	
10	0296	SHED METAL	0	0	10	20	200.00	UT	11.00	11.00	50	2008	2008	3	50	1,100	

LAND DESCRIPTION

TOTAL OB/XF 30,928

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			0.00	0.00	4.60	AC		1.00	1.00	1.00	25,000.00	25,000.00	115,000							

REVIEW DATE 03/16/2020 BY CP Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 11/17/2026 BY SYS

BEG 84 FT N OF NE COR OF NW1/4 O
W 202 FT FOR POB RUN W ALONG RD
FT, E 408 FT, S 467.4 FT TO POB.

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

2027

35-3S-17-07387-000

BUILDING CHARACTERISTICS

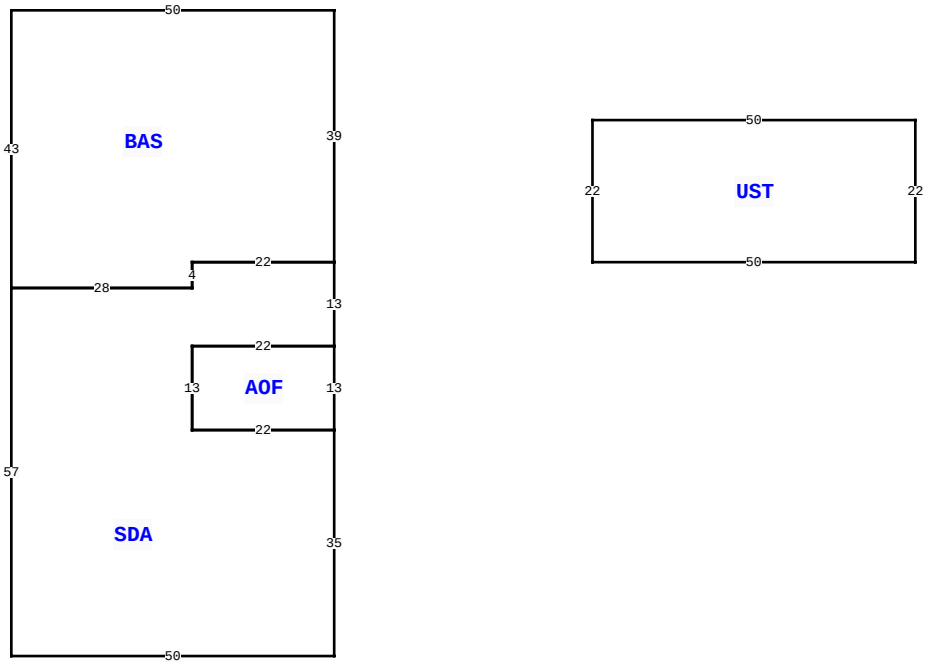
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1101	STORE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	286	110		315	6,738
BAS	2,062	100		2,062	44,106
SDA	2,652	110		2,917	62,395
UST	1,100	40		440	9,412
TOTALS	6,100			5,734	122,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,734	93.8088	35.65	204,417	1995	1995	0	0	0	40.00	60.00

3 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



2975 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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
11	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	50	2008	2008	3	50	360	
12	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
14	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
15	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	50	2017	2017	3	50	800	
16	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	50	2017	2017	3	50	800	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,049
TOTAL MARKET OB/XF VALUE	33,238
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	339,287
SOH/AGL Deduction	0
ASSESSED VALUE	339,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,287
TOTAL JUST VALUE	339,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0515	6/16/1993	PR	U	I	11	50,000

GRANTOR: HENRY KAGER

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N39 W50 S43 E28 N4 E22 $ SDA= W22 S4 W28 S57 E50 N35
AOF= N13 W22 S13 E22$ W22 N13E22 N13$ PTR= E40 UST= E50 N22
W50 S22$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,310

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 03/16/2020 BY CP Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 11/17/2026 BY SYS

BEG 84 FT N OF NE COR OF NW1/4 O
W 202 FT FOR POB RUN W ALONG RD
FT, E 408 FT, S 467.4 FT TO POB.

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

2027

35-3S-17-07387-000

BUILDING CHARACTERISTICS

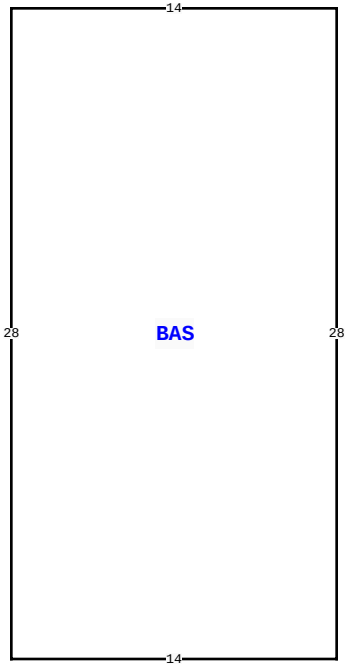
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	1101	STORE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	5,533
TOTALS	392			392	5,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	392	64.1512	70.57	27,663	1950	1950	0	0	50	35.00	20.00

4 SINGLE FAM 0% - 0 Heated Area: 392 HX Base Yr



2975 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,049
TOTAL MARKET OB/XF VALUE	33,238
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	339,287
SOH/AGL Deduction	0
ASSESSED VALUE	339,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,287
TOTAL JUST VALUE	339,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0515	6/16/1993	PR	U	I	11	50,000

GRANTOR: HENRY KAGER

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S28 E14 N28$.

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 03/16/2020 BY CP Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 11/17/2026 BY SYS

BEG 84 FT N OF NE COR OF NW1/4 O
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BUILDING CHARACTERISTICS

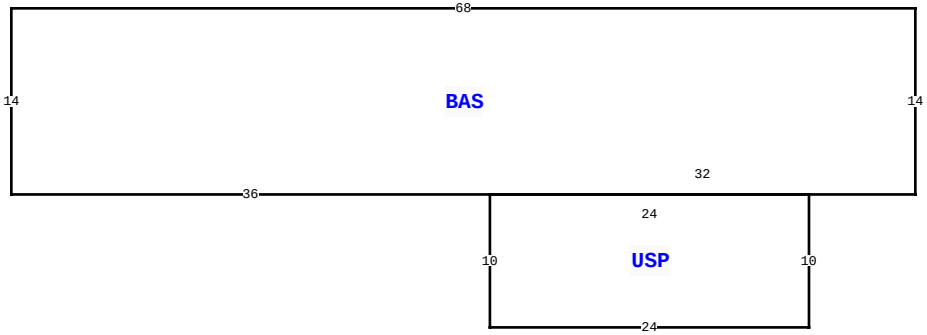
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1101	STORE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	13,488
USP	240	35		84	1,190
TOTALS	1,192			1,036	14,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,036	59.0400	35.42	36,695	1986	1986	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 952 HX Base Yr



2975 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,049
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TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	339,287
SOH/AGL Deduction	0
ASSESSED VALUE	339,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,287
TOTAL JUST VALUE	339,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0515	6/16/1993	PR	U	I	11	50,000

GRANTOR: HENRY KAGER

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E36 USP= S10 E24 N10 W24$ E32 N14$.

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 03/16/2020 BY CP Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 11/17/2026 BY SYS

BEG 84 FT N OF NE COR OF NW1/4 O
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BUILDING CHARACTERISTICS

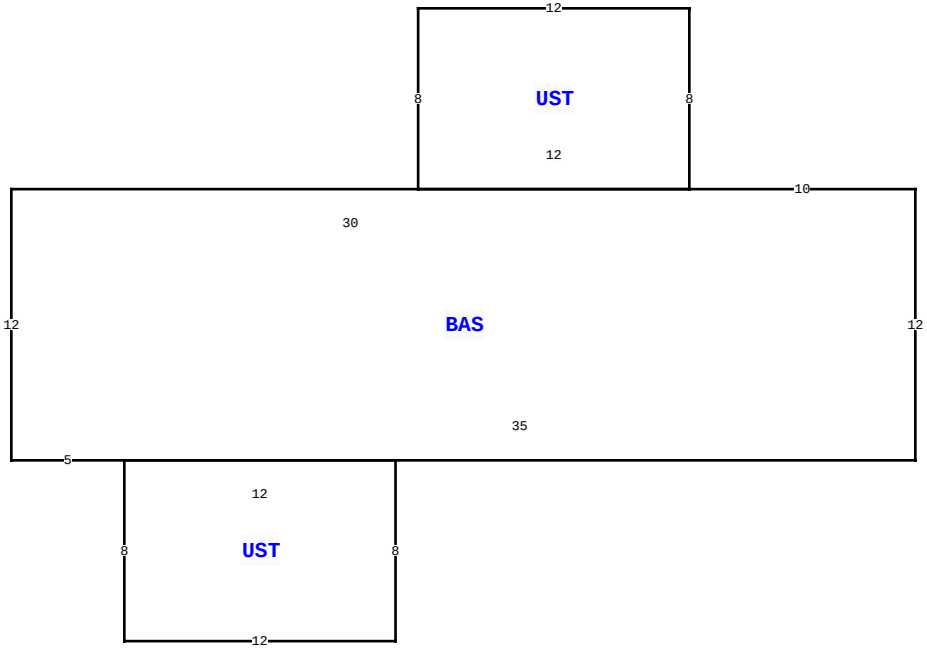
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1101	STORE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	5,641
UST	96	45		43	505
UST	96	45		43	505
TOTALS	672			566	6,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	566	48.9600	29.38	16,629	1986	1986	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 480 HX Base Yr



2975 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL JUST VALUE	339,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0515	6/16/1993	PR	U	I	11	50,000

GRANTOR: HENRY KAGER

GRANTEE: W KEITH HUDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UST= N8 W12 S8 E12$ W30 S12 E5 UST= S8 E12 N8 W12$ E35 N12$.

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 03/16/2020 BY CP Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 11/17/2026 BY SYS