COMM SE COR OF NE1/4, N 720.66 F
2176.10 FT TO E R/W SR-47, NE 94
1645.71 FT, S 760.75 FT TO POB,

HUDSON WAYNE T SR/HUDSON GOLDIE K
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2027

36-4S-16-03299-003

BUILDING CHARACTERISTICS

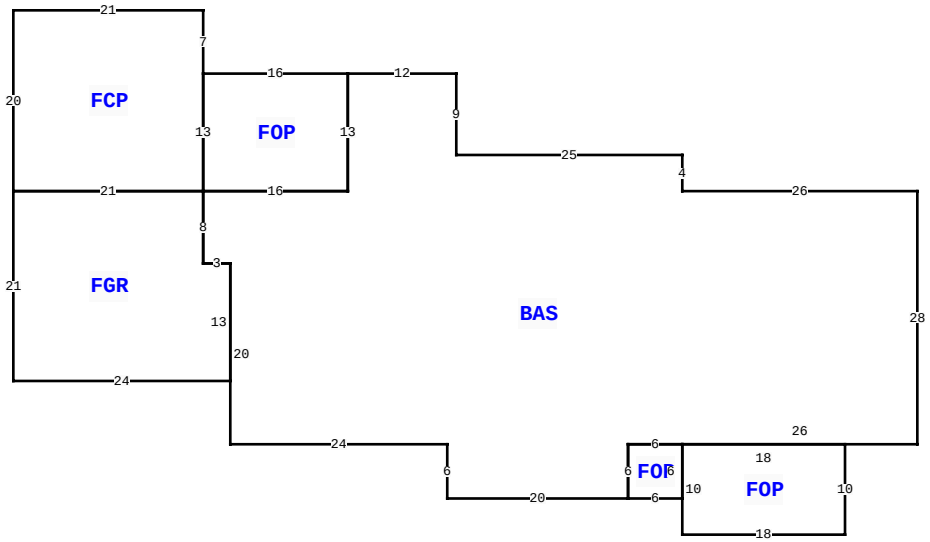
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5011	IMP AG/STORE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100		2,528	211,217
FCP	420	25		105	8,773
FGR	480	55		264	22,058
FOP	36	30		11	919
FOP	180	30		54	4,512
FOP	208	30		62	5,180
TOTALS	3,852			3,024	252,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,024	116.8500	128.54	388,705	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2528 HX Base Yr



195 SW EUPHORIA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	252,658
TOTAL MARKET OB/XF VALUE	78,394
TOTAL LAND VALUE - MARKET	242,000
TOTAL MARKET VALUE	357,290
SOH/AGL Deduction	129,530
ASSESSED VALUE	227,760
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	176,349
TOTAL JUST VALUE	573,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054027	Generator		09/10/2025
30405	COMMERCIAL	1,479	08/22/2012
18747	PUMP/UTPOL	30	09/18/2001
13868	SFR	260	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1830	12/23/2024	WD	U	I	11	100

GRANTOR: HUDSON WAYNE T

GRANTEE: HUDSON WAYNE T

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N4 W25 N9 W12 FOP= W16 FCP= N7 W21 S20 E21 N13$ S13 E16 N13$ S13 W16 FGR= W21 S21 E24 N13 W3 N8 $ S8 E3 S20 E24 S6 E20 FOP= E6 N6 W6 S6$ N6 E6 FOP= S10 E18 N10 W18$ E26 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
5	0166	CONC,PAVMT	0	0	0	0	339.00	UT	1.50	1.50	100	1996	1996	3	100	509	
6	0200	GARAGE F	0	100	24	52	1,248.00	UT	20.00	20.00	100	1993	1993	3	100	24,960	
7	0261	PRCH, UOP	0	100	14	50	700.00	UT	6.50	6.50	100	1993	1993	3	100	4,550	
8	0260	PAVEMENT-A	0	100	645	14	9,030.00	UT	1.30	1.30	100	2009	2009	3	100	11,739	
9	0260	PAVEMENT-A	0	100	100	10	1,000.00	UT	1.30	1.30	100	2009	2009	3	100	1,300	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 65,794

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0111	C	SFR/COMMERCI	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.20	AC		1.00	1.00	1.00	281.00	281.00	6,238							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	222,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 24.20 Total Land Value: 26,238 Market: 222,000 Agricultural: 6,238 Common: 20,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NE1/4, N 720.66 F
2176.10 FT TO E R/W SR-47, NE 94
1645.71 FT, S 760.75 FT TO POB,

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2027

36-4S-16-03299-003

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.00	1.00/	

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COLUMBIA COUNTY PROPERTY

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GRANTOR: HUDSON WAYNE T

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BUILDING NOTES

BUILDING DIMENSIONS

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	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
12	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
13	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
14	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
15	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
16	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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 03/11/2026 **BY** robin Total Acres: 24.20 Total Land Value: 26,238 Market: 222,000 Agricultural: 6,238 Common: 20,000 **PRINTED 11/17/2026 BY SYS**