COMM NW COR OF NE 1/4 OF
SW 1/4, RUN E 1809.90 FT TO
POB, CONT E 261.48 FT, S 210

HUDSON RYAN SLADE
444 SE HORIZON GLN
LAKE CITY, FL 32025

2021

22-4S-17-08679-007

BUILDING CHARACTERISTICS

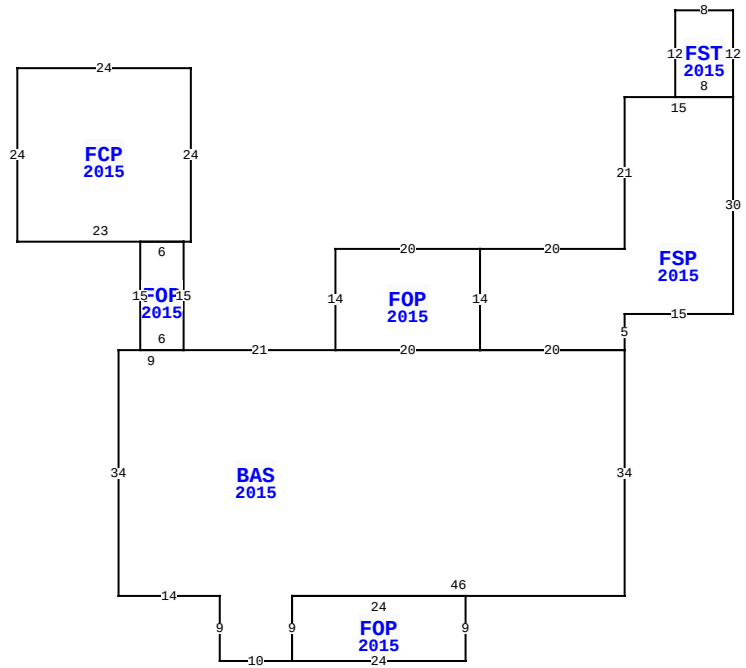
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	22417.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100	2,470	216,207
FCP	576	25	144	12,605
FOP	90	30	27	2,364
FOP	216	30	65	5,690
FOP	280	30	84	7,353
FSP	730	40	292	25,560
FST	96	55	53	4,639
TOTALS	4,458		3,135	274,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	131.6290	92.14	288,859	2015	2015	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2016 HX Base Yr 2016



444 SE HORIZON Gln, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,416
TOTAL MARKET OB/XF VALUE		8,220
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		318,636
SOH/AGL Deduction		50,660
ASSESSED VALUE		267,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,976
TOTAL JUST VALUE		318,636
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,562

SALE:1:1: 12.78 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0986/1262	6/20/2003	WD	Q	V		45,000
GRANTOR: TIMOTHY R & REBECCA J						
GRANTEE: RYAN SLADE HUDSON						
0836/0753	3/14/1997	QC	U	V	01	100
GRANTOR: WARREN C JONES						
GRANTEE: TIMOTHY R & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] N15 FCP=[YR=2015] E1 N24 W24 S24 E23$ W6 S15 E6$ W9 S34 E14 S9 E10 FOP=[YR=2015] E24 N9 W24 S9$ N9 E46 N34 FSP=[YR=2015] N5 E15 N30 FST=[YR=2015] N12 W8 S12 E8$ W15 S21 W20 S14 E20$ W20 FOP=[YR=2015] N14 W20 S14 E20$ W20$.

EXTRA FEATURES

L N	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
2	0190	FPLC PF	0	100	0	0	3.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	3,600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	0294	SHED WOOD/	0	100	20	22	440.00	UT	5.00	5.00	100	2015	2015	3	100	2,200	
6	0040	BARN,POLE	0	100	16	24	384.00	UT	5.00	5.00	100	2015	2015	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 8,220

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.80	4,500.00	3,600.00	36,000							

REVIEW DATE 05/26/2017 BY BC Total Acres: 10.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/16/2021