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

2025

35-3S-17-07251-000

COLUMBIA COUNTY PROPERTY

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

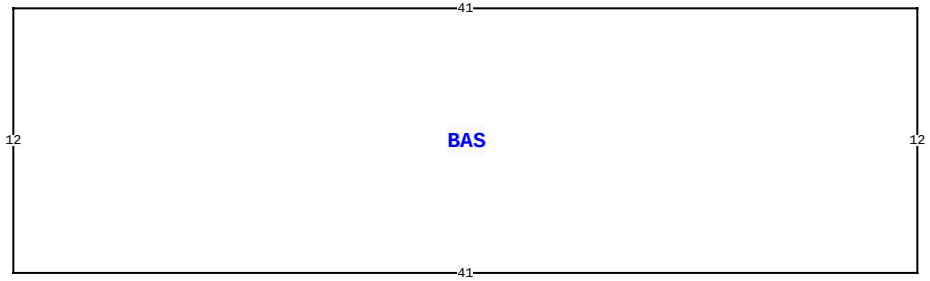
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	492	100		492	5,882
TOTALS	492			492	5,882

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	34.16	16,807	1975	1975	0	0	0	65.00	35.00

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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	17,695
TOTAL MARKET OB/XF VALUE	12,400
TOTAL LAND VALUE - MARKET	13,597
TOTAL MARKET VALUE	43,692
SOH/AGL Deduction	0
ASSESSED VALUE	43,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,692
TOTAL JUST VALUE	43,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,692

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= W41 S12 E41 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	0269	RVP HOOKUP	0	0	0	0	2.00	UT	1,150.00	1,150.00	100	2012	2012	3	100	2,300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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 02/16/2017 BY BC Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 02/26/2025 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

2025

35-3S-17-07251-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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

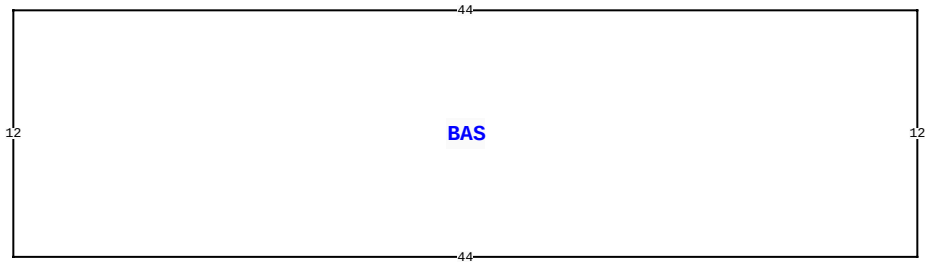
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	6,313
TOTALS	528			528	6,313

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	34.16	18,036	1980	1980	0	0	0	65.00	35.00

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



938 NE OKINAWA ST, LAKE CITY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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ASSESSED VALUE	43,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,692
TOTAL JUST VALUE	43,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,692

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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

REVIEW DATE 02/16/2017 BY BC Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 02/26/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

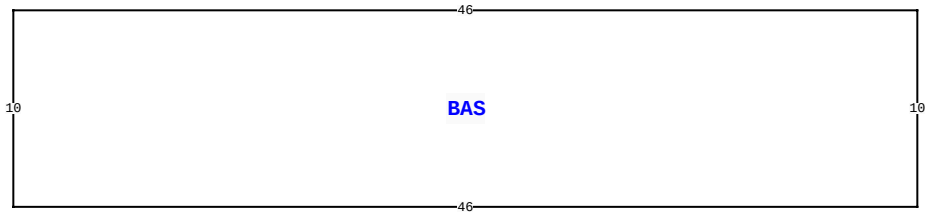
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	5,500
TOTALS	460			460	5,500

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	34.16	15,714	1970	1970	0	0	0	65.00	35.00

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



938 NE OKINAWA ST, LAKE CITY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,692

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= W46 S10 E46 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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

REVIEW DATE 02/16/2017 BY BC Total Acres: 2.50 Total Land Value: 13,597 Market: 0 Agricultural: 0 Common: 13,597 PRINTED 02/26/2025 BY SYS