BEG NE COR OF NW1/4, RUN W
2647.73 FT S 284.77 FT, EAST
2180.73 FT, N 191.56 FT, EAST

HUDSON PATRICIA V/HUDSON MICHAEL C
1106 SW WILDER CT
LAKE CITY, FL 32024

2025

02-5S-15-00427-003

COLUMBIA COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

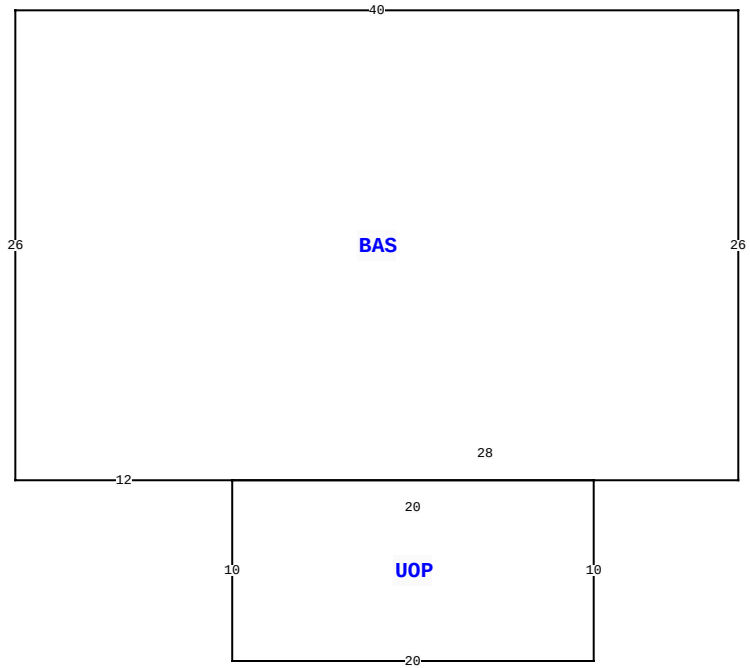
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	73,168
UOP	200	25		50	3,518
TOTALS	1,240			1,090	76,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,090	113.9000	99.09	108,008	2011	2011	0	0	0	29.00	71.00

1 MANUF 1 – 100% - 2012 Heated Area: 1040 HX Base Yr 2012



1106 SW WILDER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,938
TOTAL MARKET OB/XF VALUE		16,792
TOTAL LAND VALUE - MARKET		168,420
TOTAL MARKET VALUE		166,438
SOH/AGL Deduction		47,551
ASSESSED VALUE		118,887
TOTAL EXEMPTION VALUE	HX HB	49,588
BASE TAXABLE VALUE		69,299
TOTAL JUST VALUE		307,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29417	M H	520	05/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/1654	5/21/2015	QC	U	I	11	100
GRANTOR: FREDA V FLAMM ETAL						
GRANTEE: MICHAEL C & PATRICI						
1220/1821	9/01/2011	WD	U	V	30	100
GRANTOR: PATRICIA V & MICHAEL						
GRANTEE: PATRICIA V & MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E12 UOP= S10 E20 N10 W20$ E28 N26$.

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	0070	CARPORT UF	0	100	22	24	528.00	UT	1.50	1.50	100	2011	2011	3	100	792	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF 15,292

LAND DESCRIPTION

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	46.12	AC		1.00	1.00	1.00	449.00	449.00	20,708							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.12	AC		1.00	1.00	1.00	3,500.00	3,500.00	161,420							
4	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							

REVIEW DATE 07/07/2016 BY DF Total Acres: 48.12 Total Land Value: 27,708 Market: 161,420 Agricultural: 20,708 Common: 7,000 PRINTED 02/12/2025 BY SYS

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2647.73 FT S 284.77 FT, EAST
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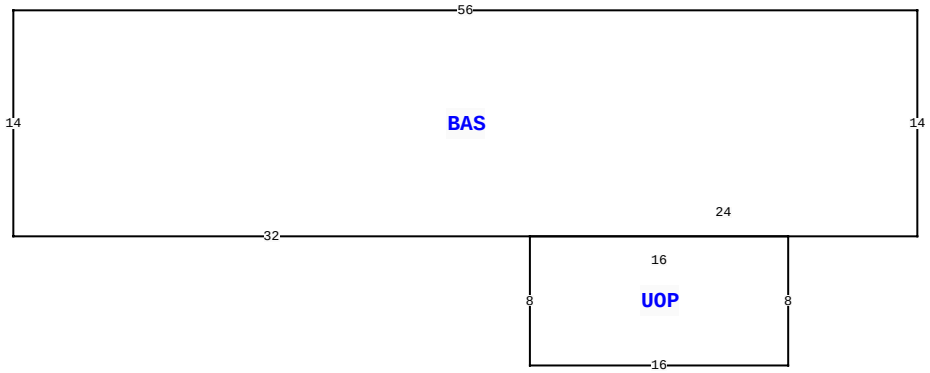
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	43,478
UOP	128	25		32	1,775
TOTALS	912			816	45,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	816	115.9000	100.83	82,277	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 – 0% - 2012 Heated Area: 784 HX Base Yr 2012



1106 SW WILDER CT, LAKE CITY

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1220/1821	9/01/2011	WD	U	V	30	100
GRANTOR: PATRICIA V & MICHAEL						
GRANTEE: PATRICIA V & MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E32 UOP= S8 E16 N8 W16$ E24 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
14	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
15	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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 07/07/2016 BY DF Total Acres: 48.12 Total Land Value: 27,708 Market: 161,420 Agricultural: 20,708 Common: 7,000 PRINTED 02/12/2025 BY SYS