

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC	30417.020	1.00/
------------------	-----------	-------

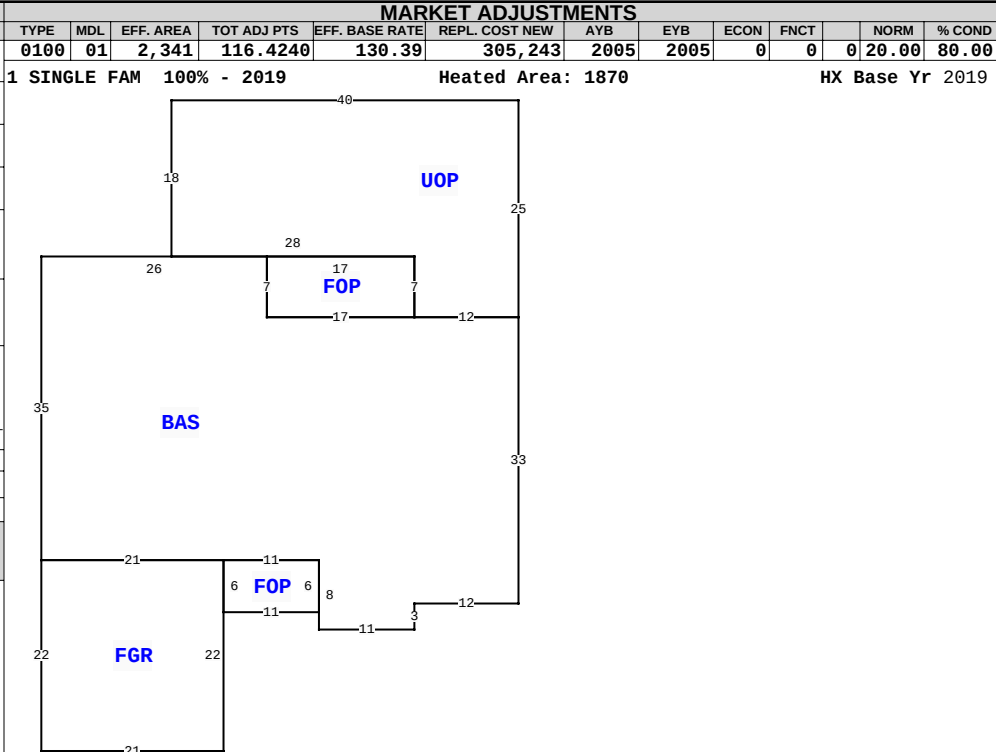
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	195,063
FGR	462	55		254	26,495
FOP	66	30		20	2,086
FOP	119	30		36	3,755
UOP	804	20		161	16,794

TOTALS	3,321			2,341	244,194
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,648.00	UT	2.50	2.50
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
4	0280	POOL R/CON	0 100	10	22	220.00	UT	70.00	70.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	12/30/2019	BY	HC
-------------	------------	----	----



115 SW NIGHTSHADE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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
1	0166	CONC, PAVMT	0 100	0	0	1,648.00	UT	2.50	2.50	100	2005	2005	3	100	4,120	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,000	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0280	POOL R/CON	0 100	10	22	220.00	UT	70.00	70.00	100	2019	2019	3	89	13,706	

TOTAL OB/XF										20,426						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres:	1.00	Total Land Value:	35,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		244,194			
TOTAL MARKET OB/XF VALUE		20,426			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		299,620			
SOH/AGL Deduction		84,991			
ASSESSED VALUE		214,629			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		163,907			
TOTAL JUST VALUE		299,620			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		302,981			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041731	Roof Replacement	7,500	04/13/2021
37448	POOL	240	11/15/2018
23166	SFR	564	05/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0273	6/22/2018	WD	Q	I	01	226,000
GRANTOR: MARVIN D & PATRICIA L						
GRANTEE: THOMAS A & THERESA						
1304/0764	11/06/2015	WD	Q	I	01	191,000
GRANTOR: ROBERT G & KIMBERLY T						
GRANTEE: MARVIN D & PATRICIA						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W12 FOP= N7 W17 S7 E17\$ W17 N7 W26 S35 FGR= S22 E21 N22 W21\$ E21 FOP= S6 E11 N6 W11\$ E11 S8 E11 N3 E12 N33\$ UOP= N25 W40 S18 E28 S7 E12\$.									