LOT 10 WESTER WOODS, PHASE 1.
992-1132, WD 1009-67,69, WD 1133

LINTON JILL
221 KNIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

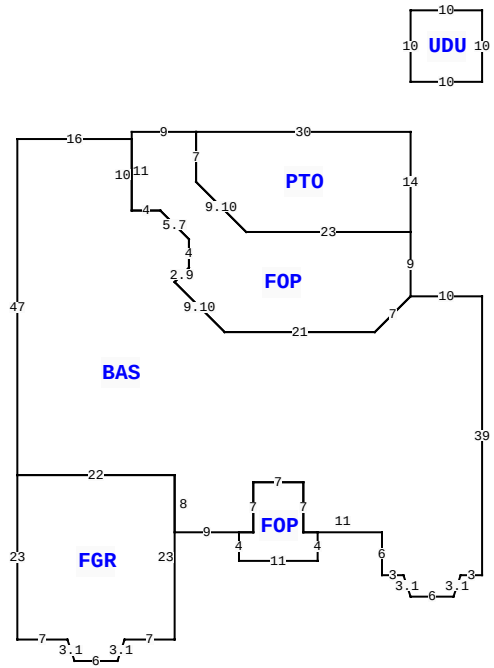
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	2,331	100		2,331	239,834
FGR	527	55		290	29,838
FOP	93	30		28	2,881
FOP	548	30		164	16,874
PTO	396	5		20	2,058
UDU	100	55		55	5,659
TOTALS	3,995			2,888	297,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,888	124.5626	139.51	402,905	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 0 Heated Area: 2331 HX Base Yr



221 SW NIGHTSHADE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	297,142
TOTAL MARKET OB/XF VALUE	7,979
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	340,121
SOH/AGL Deduction	0
ASSESSED VALUE	340,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,121
TOTAL JUST VALUE	340,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31368	MAINT/ALTR	110	08/20/2013
21000	SFR	436	08/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1190	5/29/2013	WD	U	I	11	100
GRANTOR: MICAH S LINTON						
GRANTEE: JILL LINTON						
1133/1507	10/03/2007	WD	Q	I	01	100
GRANTOR: RIMROCK DEVELOPMENT						
GRANTEE: MICAH S LINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N9 PTO= N14 W30 S7 R7 D7 E23 $ W23 U7 L7 N7 W9 S11 E4 D4 R4 S4 L2 D2 D7 R7 E21 R5 U5 $ D5 L5 W21 L7 U7 U2 R2 N4 L4 U4 W4 N10 W16 S47 FGR= S23 E7 R1 D3 E6 U3 R1 E7 N23 W22$ E22 S8 E9 FOP= S4 E11 N4 W2 N7 W7 S7 W2$ E2 N7 E7 S7 E11 S6 E3 R1 D3 E6 U3 R1 E3 N39$ PTR= N30 UDU= N10 W10 S10 E10$ S30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	2,192.00	UT	2.00	2.00	100	2004	2004	3	100	4,384	
3	0169	FENCE/WOOD	0	0	0	0	248.00	UT	7.50	7.50	75	2004	2004	3	75	1,395	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,979

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS