LOT 12 WESTER WOODS, PHASE 1.
WD 1024-2389, WD 1040-1747, CT 1

SIVACEK TIMOTHY MILAN/SIVACEK JUSTINA JO
261 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

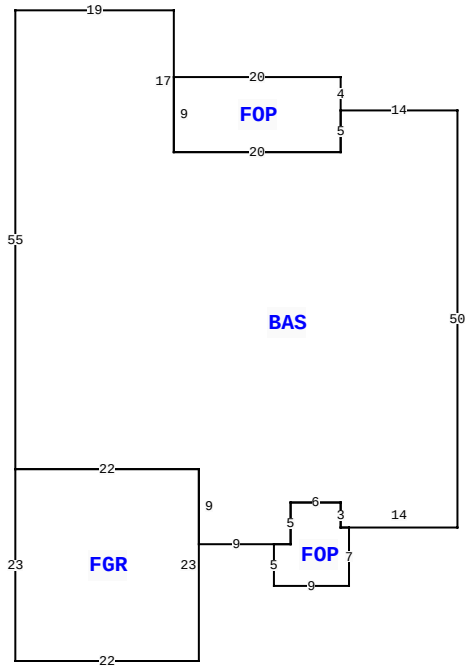
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,628	100		2,628	287,367
FGR	506	55		278	30,399
FOP	77	30		23	2,515
FOP	180	30		54	5,905
TOTALS	3,391			2,983	326,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	125.1736	140.19	418,187	2005	2005	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2628 HX Base Yr 2022



261 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		326,186
TOTAL MARKET OB/XF VALUE		6,054
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		367,240
SOH/AGL Deduction		33,824
ASSESSED VALUE		333,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,694
TOTAL JUST VALUE		367,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047514	Roof Replacement	18,000	06/22/2023
22311	SFR	743	09/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/2612	5/27/2021	WD	Q	I	01	345,000
GRANTOR: MARTIN PHILLIP						
GRANTEE: SIVACEK TIMOTHY MIL						
1229/1406	1/06/2012	WD	U	I	12	220,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PHILLIP MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N4 W20 S9 E20 N5$ S5 W20 N17 W19 S55 FGR= S23 E22 N23 W22$ E22 S9 E9 FOP= S5 E9 N7 W1 N3 W6 S5 W2$ E2 N5 E6 S3 E14 N50$.

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	0166	CONC,PAVMT	0	100	0	0	1,627.00	UT	2.00	2.00	100	2005	2005	3	100	3,254	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,054

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	100		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 07/19/2023 BY jerry Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS