

LOT 14 WESTER WOODS, PHASE 1.
WD 1008-1964, WD 1015-2975, WD 1

PRYCE BRENDA/JOHNSON TONY
313 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
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	3,018	100		3,018	296,038
FGR	420	55		231	22,659
FGR	646	55		355	34,822
FOP	124	30		37	3,629
FSP	736	40		294	28,839
TOTALS	4,944			3,935	385,988

1 SINGLE FAM 100% - 2017

Heated Area: 3018

HX Base Yr 2017

313 SW NIGHTSHADE DR, LAKE CITY

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	4,370.00	UT	2.50	2.50	100	2006	2006	3	100	10,925	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
TOTAL OB/XF 12,125																	

LAND DESCRIPTION										TOTAL OB/XF								12, 125	
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	LA VAL		
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			
REVIEWED BY: 10/05/2020 BY: 00 Total: 1.00 Total: 1.00 35,000 Market: 35,000 35,000																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,988	
TOTAL MARKET OB/XF VALUE		12,125	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		433,113	
SOH/AGL Deduction		128,389	
ASSESSED VALUE		304,724	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		254,002	
TOTAL JUST VALUE		433,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050520	Roof Replacement	50,000	08/09/2024
22776	SFR	844	02/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0426	9/26/2016	WD	Q	I	01	304,000
GRANTOR: ALTAGRACIA UGALDE MOT						
GRANTEE: BRENDA PRYCE & TONY						
1219/1476	8/12/2011	WD	Q	I	01	275,000
GRANTOR: AARON D & JENELLE L S						
GRANTEE: ALTAGRACIA UGALDE M						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 S35 E3 S26 FGR= S30 E6 S1 E10 N1 E6 N8 E1 N8 W1 N10 W8 N4 W14\$ E14 S4 E8 N8 E9 FOP= S8 E12 N6 W2 N6 W8 S4 W2\$ E2 N4 E8 S6 E11 S5 E6 N1 E8 N14 E3 N13 W3 N16 FSP= N11 W38 N8 W11 S14 E4 D4 R4 S4 D5 R5 R8 U8 D9 R9 R9 U9 E10\$ W10 D9 L9 L9 U9 D8 L8 L5 U5 N4 L4 U4 W4 N15\$ PTR= N30 FGR= N21 W20 S21 E20\$ S30\$.	