

LOT 15 WESTER WOODS, PHASE 1.
WD 1030-24, WD 1045-2323, WD 119

PARKER DOUGLAS JASON/LARSEN MICHELLE TRANG
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-115



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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

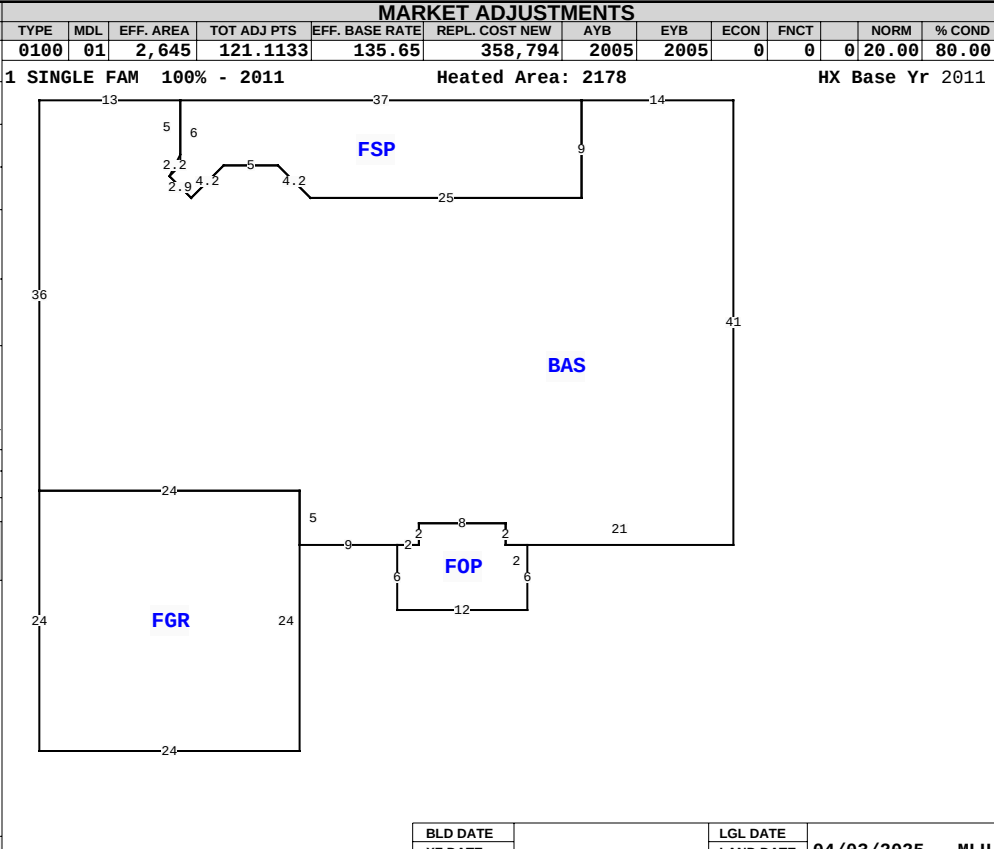
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	

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	2,178	100		2,178	236,357
FGR	576	55		317	34,401
FOP	88	30		26	2,822
FSP	310	40		124	13,457
TOTALS	3,152			2,645	287,035

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00
2	0166	CONC, PAVMT	0 100	0	0	1,756.00	UT	2.00	2.00
3	0280	POOL R/CON	0 100	12	28	336.00	UT	70.00	70.00
4	0282	POOL ENCL	0 100	26	39	1,014.00	UT	15.00	15.00

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



TOTAL OB/XF									
21,991									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,035	
TOTAL MARKET OB/XF VALUE		21,991	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		344,026	
SOH/AGL Deduction		112,171	
ASSESSED VALUE		231,855	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		176,133	
TOTAL JUST VALUE		344,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24242	ADDN SFR	30	03/14/2006
23917	POOL	145	11/30/2005
22565	SFR	656	12/07/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1193/2439	5/05/2010	WD Q	I	01	
GRANTOR: MICHAEL A & CATHY A S					
GRANTEE: DOUGLAS PARKER & MI					
1045/2323	5/04/2005	WD Q	I		
GRANTOR: ERKINGER HOME BUILDER					
GRANTEE: MICHAEL A & CATHY A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 FSP= W37 S6 L1 D1 D2 R2 R3 U3 E5 D3 R3 E25 N9\$ S9 W25 L3 U3 W5 D3 L3 L2 U2 U2 R1 N5 W13 S36 FGR= S24 E24 N24 W24\$ E24 S5 E9 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E21 N41\$.									