

LOT 16 WESTER WOODS, PHASE 1.
WD 1017-2134,2138, WD 1147-71, W

MOLINA JUNE J
374 NW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

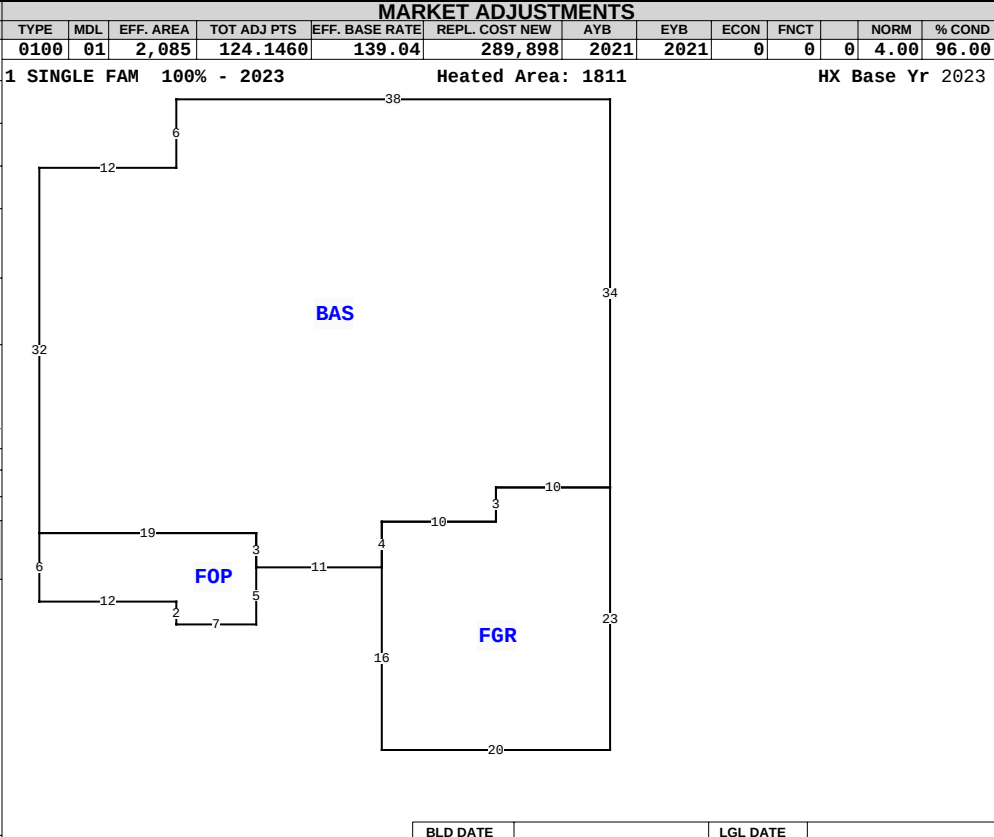
30-4S-17-08898-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,811	100		1,811	241,729
FGR	430	55		236	31,500
FOP	128	30		38	5,073
TOTALS	2,369			2,085	278,302



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			980.00	UT	3.00				3.00	
															2,940	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		278,302	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		316,242	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,722	
ASSESSED VALUE		BASE TAXABLE VALUE		251,609	
TOTAL JUST VALUE		TOTAL JUST VALUE		316,242	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		PREVIOUS YEAR MKT VALUE		319,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40447	SFR	0	08/26/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1479/779	11/14/2022	WD	Q	I	01
GRANTOR: GRAHAM MATTHEW KENT					
GRANTEE: MOLINA JUNE J					
1448/136	9/21/2021	WD	Q	I	01
GRANTOR: MARTIN BEN					
GRANTEE: GRAHAM MATTHEW KENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=60,10] S32 E19 S3 E11 N4 E10 N3 E10 N34 W38 S6 W12 \$									
FOP=[ORIG=60,42] S6 E12 S2 E7 N5 N3 W19 \$									
FGR=[ORIG=90,41] S4 S16 E20 N23 W10 S3 W10 \$									