LOT 20 WESTER WOODS, PHASE 1.
WD 1044-1224, WD 1085-2129, WD 1

WATSON RICHARD C/WATSON PAMELA M
292 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

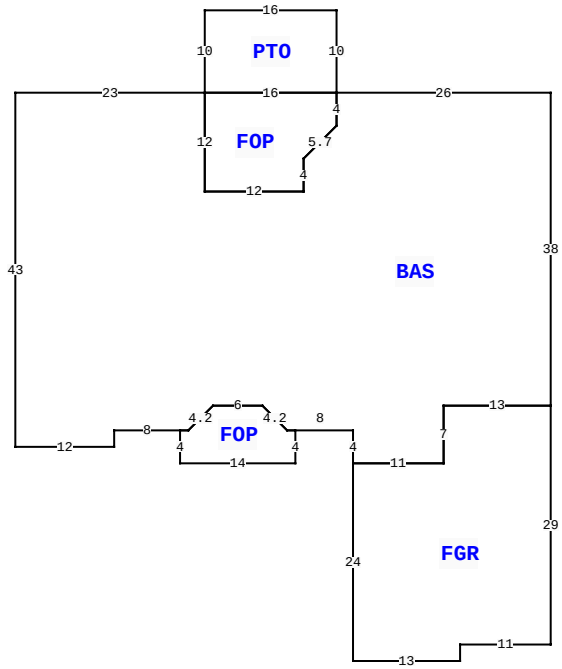
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	2,499	100		2,499	299,918
FGR	645	55		355	42,605
FOP	83	30		25	3,001
FOP	168	30		50	6,001
PTO	160	5		8	960
TOTALS	3,555			2,937	352,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,937	119.0626	133.35	391,649	2006	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2019 Heated Area: 2499 HX Base Yr 2019



292 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		352,484
TOTAL MARKET OB/XF VALUE		10,028
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		397,512
SOH/AGL Deduction		112,926
ASSESSED VALUE		284,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,864
TOTAL JUST VALUE		397,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041725	Roof Replacement	10,000	04/12/2021
23233	SFR	729	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1203	1/12/2018	WD	Q	I	01	289,000
GRANTOR: CHAD & JONI STEWART						
GRANTEE: RICHARD C & PAMELA						
1242/0481	9/25/2012	WD	Q	I	01	168,000
GRANTOR: THOMAS J BULOCK & ARI						
GRANTEE: CHAD STEWART & JONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N10 W16 S10 E16$ FOP= W16 S12 E12 N4 R4 U4 N4$ S4 D4 L4 S4 W12 N12 W23 S43 E12 N2 E8 FOP= S4 E14 N4W1 U3 L3 W6 L3 D3 W1$ E1 U3 R3 E6 R3 D3 E8 S4 FGR= S24 E13 N2 E11 N29 W13 S7 W11$ E11 N7 E13 N38$.

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	2,760.00	UT	1.80	1.80	100	2006	2006	3	100	4,968	
2	0294	SHED WOOD/	0	100	22	23	506.00	UT	10.00	10.00	100	2013	2013	3	100	5,060	

LAND DESCRIPTION

TOTAL OB/XF 10,028

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 07/05/2017 BY DF Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS