LOT 21 WESTER WOODS, PHASE 1.
WD 1024-2868, WD 1030-1961, WD 1

LYE CHARLES/LYE EILEEN
P O BOX 868
LAKE CITY, FL 32056-0868

2026

30-4S-17-08898-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

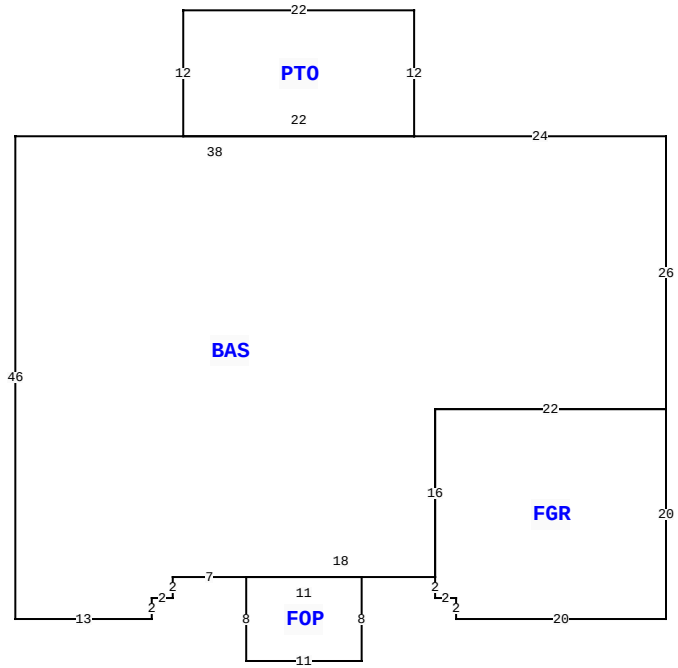
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,308	100		2,308	272,676
FGR	436	55		240	28,354
FOP	88	30		26	3,072
PTO	264	5		13	1,536
TOTALS	3,096			2,587	305,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,587	123.0684	147.68	382,048	2005	2005	0	0	0	20.00	80.00

1 EXCEPT SFR 100% - 2007 Heated Area: 2308 HX Base Yr 2007



254 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		305,638
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		343,910
SOH/AGL Deduction		107,226
ASSESSED VALUE		236,684
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,962
TOTAL JUST VALUE		343,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22748	SFR	678	01/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/0742	9/29/2005	WD	Q	I		259,900
GRANTOR: MICHAEL C & SOMER R J						
GRANTEE: CHARLES & EILEEN LY						
1030/1981	11/12/2004	WD	Q	V		26,900
GRANTOR: OTIS P JR & LORRAINE						
GRANTEE: MICHAEL CHRISTIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N12 W22 S12 E22$ W38 S46 E13 N2 E2 N2 E7 FOP= S8 E11 N8 W11$ E18 FGR= S2 E2 S2 E20 N20 W22 S16$ N16 E22 N26$.

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	1,636.00	UT	2.00	2.00	100	2005	2005	3	100	3,272	

LAND DESCRIPTION

TOTAL OB/XF 3,272

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