

LOT 26 WESTER WOODS, PHASE 1.
WD 1024-2874, WD 1073-105, QC 13

SOSA SALLY ANN
152 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-126



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
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

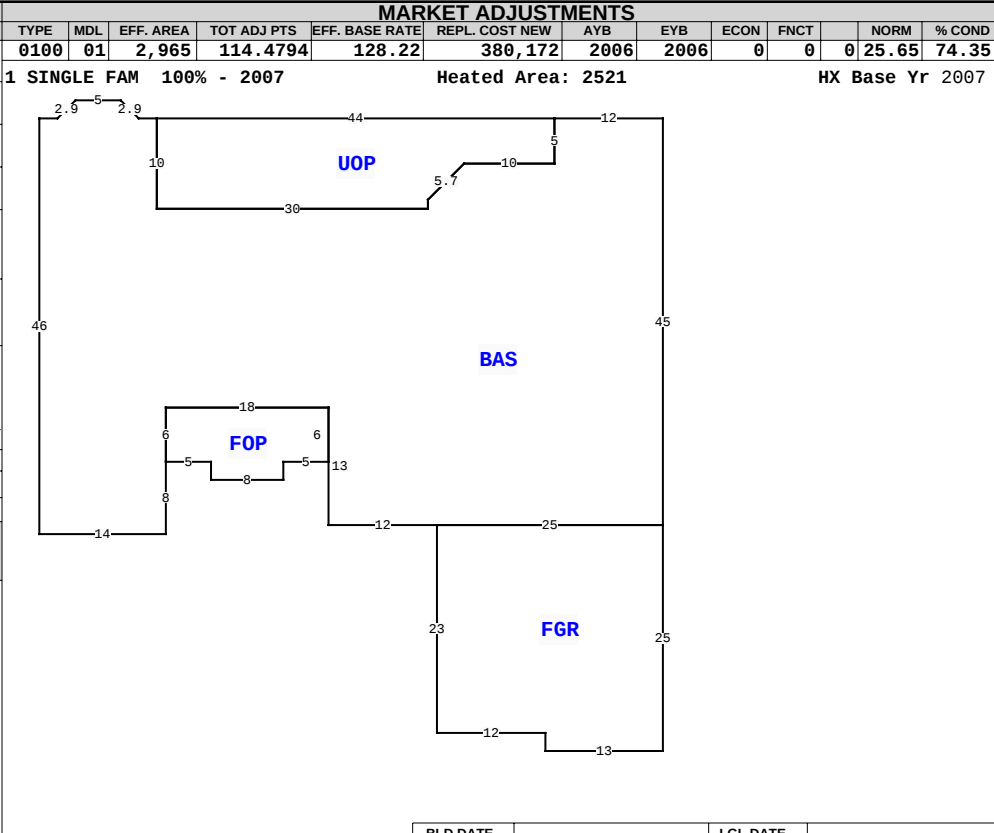
NEIGHBORHOOD/LOC 30417.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100		2,521	240,331
FGR	601	55		331	31,555
FOP	124	30		37	3,527
UOP	378	20		76	7,245

TOTALS	3,624			2,965	282,658
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1,264.00	UT	2.50
3	0166	CONC, PAVMT	0	100	44	5	200.00	UT	2.50
4	0169	FENCE/WOOD	0	100	0	0	312.00	UT	13.50
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00
6	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00

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

REVIEW DATE	11/06/2014	BY	HC
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152 SW NIGHTSHADE DR, LAKE CITY

152 SW NIGHTSHADE DR, LAKE CITY				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
1,264.00	UT	2.50	2.50	100	2006	2006	3	100	3,160	
200.00	UT	2.50	2.50	100	2006	2006	3	100	500	
312.00	UT	13.50	13.50	100	2008	2008	3	100	4,212	
288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
510.00	UT	70.00	70.00	100	2014	2014	3	76	27,132	

TOTAL OB/XF										40,460		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		

Total Acres: 1.00	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		282,658	
TOTAL MARKET OB/XF VALUE		40,460	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		358,118	
SOH/AGL Deduction		105,335	
ASSESSED VALUE		252,783	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		202,061	
TOTAL JUST VALUE		358,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32081	POOL	195	06/30/2014
31927	MAINT/ALTR	360	05/02/2014
23486	SFR	751	08/12/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1310/0429	2/22/2016	QC	U	I	11
GRANTOR: JAMIE SOSA					
GRANTEE: SALLY SOSA					
1073/0105	1/19/2006	WD	Q	I	
GRANTOR: MICHAEL AND SOMER JEN					
GRANTEE: JAMIE AND SALLY SOS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 UOP= W44 S10 E30 N1 R4 U4 E10 N5\$ S5 W10 D4 L4 S1 W30 N10 W2 L2 U2 W5 D2 L2 W2 S46 E14 N8 FOP= E5 S2 E8 N2 E5 N6 W18 S6\$ N6 E18 S13 E12 FGR= S23 E12 S2 E13N25 W25\$ E25 N45\$.									