LOT 27 WESTER WOODS, PHASE 1.
956-527, WD 1082-2746, CT 1265-1

DICKS CLINTON TERRY
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

30-4S-17-08898-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

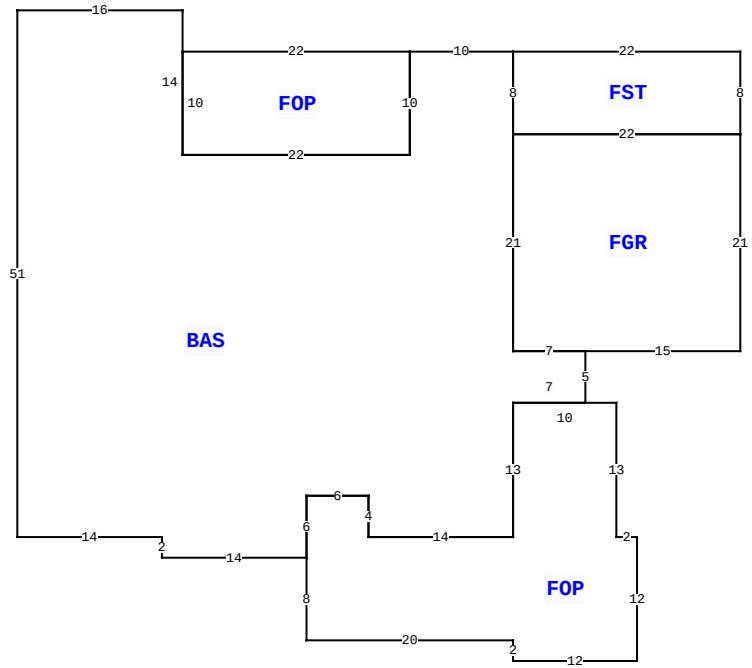
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,139	100		2,139	201,693
FGR	462	55		254	23,951
FOP	220	30		66	6,224
FOP	498	30		149	14,049
FST	176	55		97	9,147
TOTALS	3,495			2,705	255,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	110.7792	124.07	335,609	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 2139 HX Base Yr 2019



112 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		255,063
TOTAL MARKET OB/XF VALUE		4,995
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,058
SOH/AGL Deduction		83,706
ASSESSED VALUE		211,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,630
TOTAL JUST VALUE		295,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054175	Roof Replacement	30,000	10/01/2025
16993	SFR	390	05/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/2160	9/17/2025	QC	U	I	11	100
GRANTOR: DICKS CLINTON F JR						
GRANTEE: DICKS CLINTON TERRY						
1374/0466	12/08/2018	WD	U	I	11	0
GRANTOR: CLINTON F DICKS JR						
GRANTEE: CLINTON F DICKS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W22 S10 E22 N10$ S10 W22 N14 W16 S51 E14 S2 E14 FOP= S8 E20 S2 E12 N12 W2 N13 W10 S13 W14 N4 W6 S6$ N6 E6 S4 E14 N13 E7 N5 FGR= E15 N21 W22 S21 E7$ W7 N21 FST= E22 N8 W22 S8$ N8$.

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	2,430.00	UT	1.50	1.50	100	2000	2000	3	100	3,645	
2	0169	FENCE/WOOD	0	100	0	0	300.00	UT	4.50	4.50	100	2000	2000	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 4,995

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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS