

COMM SE COR OF NW1/4, W 1585.30
SR-47, N 14 DEG E 302.15 FT FOR
DEG E 180.46 FT, E 509.62 FT, S

PRYCE BRENDA
313 SW NIGHTSHADE RD
LAKE CITY, FL 32024

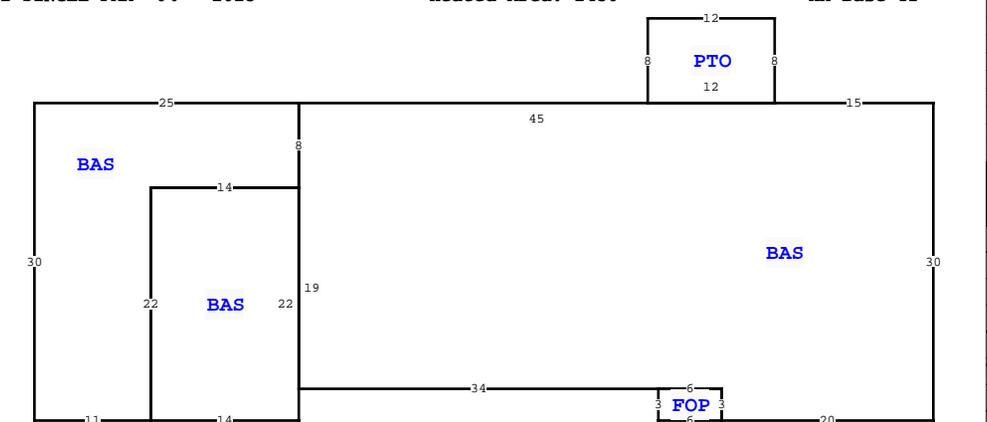
2026

22-5S-16-03690-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,440	103.7900	116.24	283,626	1959	1959	0	0	0	35.00	65.00		



Quality	05	05			
DOR CODE	0102	SFRS/MOBILE HOME			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	22516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	23,271
BAS	442	100		442	33,396
BAS	1,680	100		1,680	126,934
FOP	18	30		5	378
PTO	96	5		5	378
TOTALS	2,544			2,440	184,357

1 SINGLE FAM 0% - 2023 Heated Area: 2430 HX Base Yr														
10277 SW STATE ROAD 47 , FORT WHITE														
				BLD DATE					LGL DATE	04/07/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			184,357	
TOTAL MARKET OB/XF VALUE			1,300	
TOTAL LAND VALUE - MARKET			29,680	
TOTAL MARKET VALUE			215,337	
SOH/AGL Deduction			0	
ASSESSED VALUE			215,337	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			215,337	
TOTAL JUST VALUE			215,337	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			215,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045499	Roof Replacement	15,300	09/20/2022
26722	MAINT/ALTR	30	02/06/2008
25855	M H	387	05/29/2007
14435	M H	125	08/25/1998
12935	M H	125	08/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2730	10/10/2022	PB U	I	18		0

GRANTOR: CLERK OF COURT (WATSO)
GRANTEE: PRYCE BRENDA

EXTRA FEATURES																
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	0060	CARPOT F	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF														1,300
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 PTO= N8 W12 S8 E12\$ W45 BAS= W25 S30 E11 N22 E14 N8\$ S8 BAS= W14 S22 E14 N22\$S19 E34 FOP= S3 E6 N3 W6\$ E6 S3 E20 N30\$.

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	DPH 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,680							