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

2027

22-5S-16-03690-000

BUILDING CHARACTERISTICS

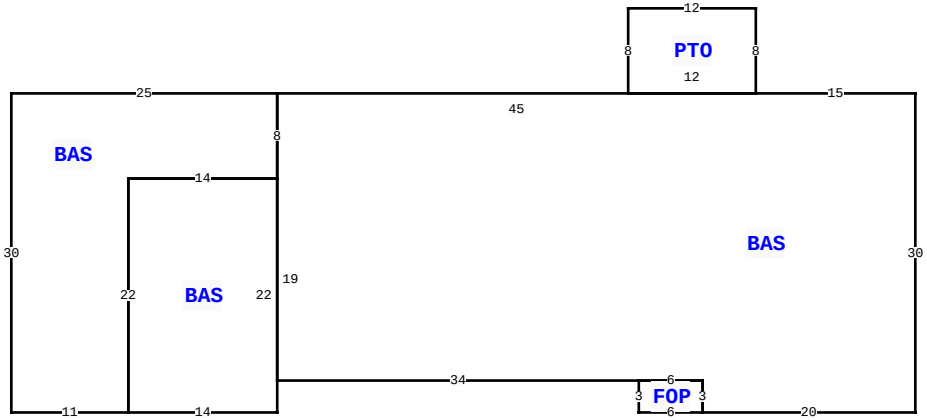
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	22,857
BAS	442	100		442	32,801
BAS	1,680	100		1,680	124,674
FOP	18	30		5	371
PTO	96	5		5	371
TOTALS	2,544			2,440	181,074

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	114.17	278,575	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2430 HX Base Yr



10277 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,074
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	33,920
TOTAL MARKET VALUE	216,294
SOH/AGL Deduction	0
ASSESSED VALUE	216,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,294
TOTAL JUST VALUE	216,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,577

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

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 1,300

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,920							

REVIEW DATE 03/05/2026 BY KS Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/17/2026 BY SYS