LOT 2 WESTER WOODS PHASE 1.

WD 1044-332, WD 1074-2423, WD 13

HAMILTON THOMAS A/HAMILTON THERESA A
115 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-102

BUILDING CHARACTERISTICS

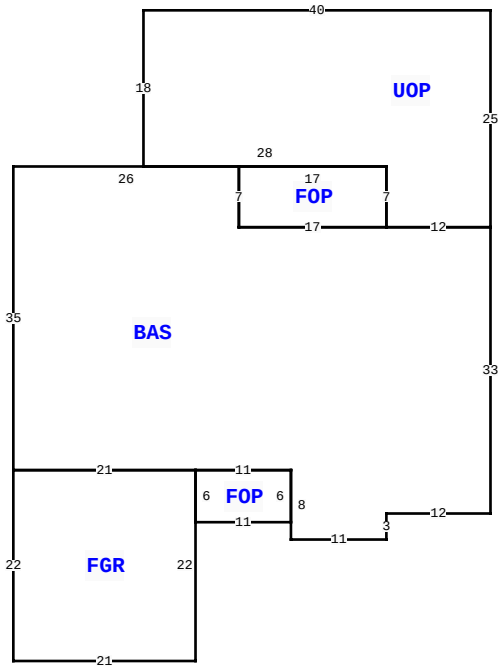
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,870	100		1,870	191,593
FGR	462	55		254	26,024
FOP	66	30		20	2,049
FOP	119	30		36	3,689
UOP	804	20		161	16,495
TOTALS	3,321			2,341	239,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	116.4240	128.07	299,812	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 1870 HX Base Yr 2019



115 SW NIGHTSHADE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	1,648.00	UT	2.50	2.50	100	2005	2005	3	100	4,120	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0280	POOL R/CON	0	100	10	22	220.00	UT	70.00	70.00	100	2019	2019	3	89	13,706	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,850
TOTAL MARKET OB/XF VALUE		20,426
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,276
SOH/AGL Deduction		74,852
ASSESSED VALUE		220,424
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,013
TOTAL JUST VALUE		295,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041731	Roof Replacement	7,500	04/13/2021
37448	POOL	240	11/15/2018
23166	SFR	564	05/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0273	6/22/2018	WD	Q	I	01	226,000
GRANTOR: MARVIN D & PATRICIA L						
GRANTEE: THOMAS A & THERESA						
1304/0764	11/06/2015	WD	Q	I	01	191,000
GRANTOR: ROBERT G & KIMBERLY T						
GRANTEE: MARVIN D & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N7 W17 S7 E17$ W17 N7 W26 S35 FGR= S22 E21 N22 W21$ E21 FOP= S6 E11 N6 W11$ E11 S8 E11 N3 E12 N33$ UOP= N25 W40 S18 E28 S7 E12$.

LAND DESCRIPTION

TOTAL OB/XF 20,426

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 12/30/2019 BY HC Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS