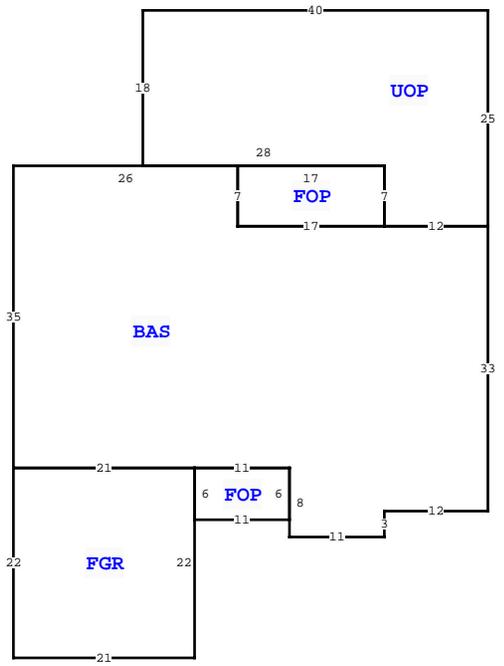


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	1,870	100	
FGR	462	55	
FOP	66	30	
FOP	119	30	
UOP	804	20	
TOTALS	3,321		

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	132.72	310,698	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 1870 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		248,558	
TOTAL MARKET OB/XF VALUE		20,426	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		303,984	
SOH/AGL Deduction		89,980	
ASSESSED VALUE		214,004	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		162,593	
TOTAL JUST VALUE		303,984	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,981	

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	Q	I	01	226,000
GRANTOR: MARVIN D & PATRICIA L						
GRANTEE: THOMAS A & THERESA						
1304/0764	11/06/2015	WD Q	Q	I	01	191,000
GRANTOR: ROBERT G & KIMBERLY T						
GRANTEE: MARVIN D & PATRICIA						

EXTRA FEATURES		115 SW NIGHTSHADE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.50
2	0169	FENCE/WOOD	0.00
3	0294	SHED WOOD/	0.00
4	0280	POOL R/CON	70.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
----------	---------	----------	----------	-----------	---------	------------	-----

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																						
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							