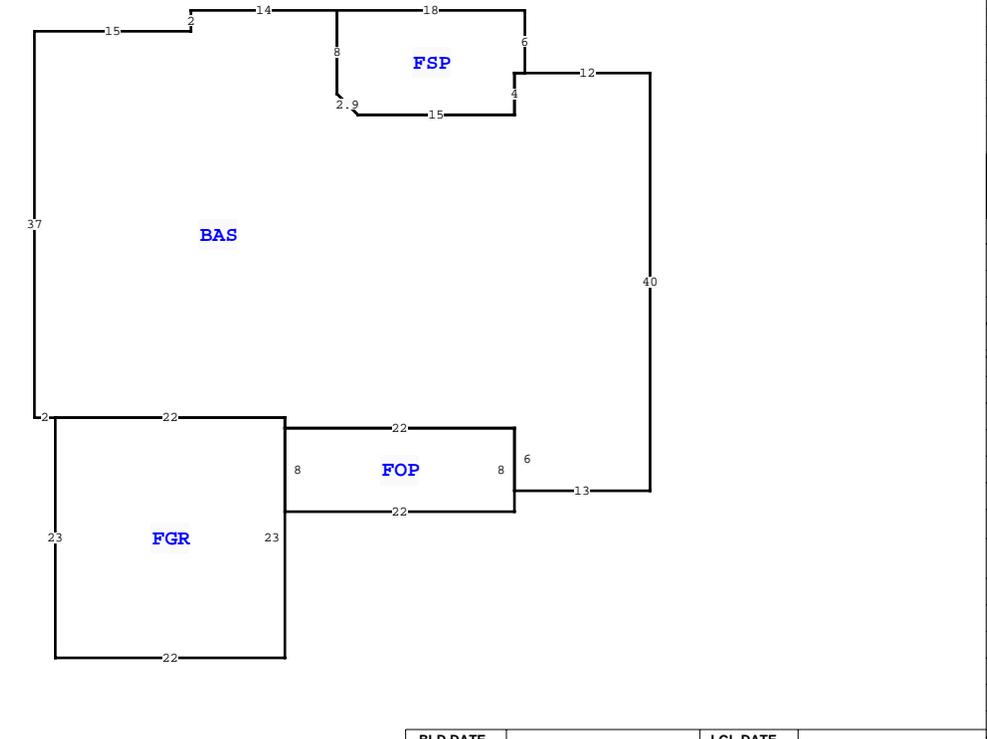


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,539	117.8205	134.32	341,038	2003	2003	0	0	22.00	78.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100		2,138	223,997
FGR	506	55		278	29,126
FOP	176	30		53	5,553
FSP	174	40		70	7,334
<b>TOTALS</b>	<b>2,994</b>			<b>2,539</b>	<b>266,010</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		266,010	
TOTAL MARKET OB/XF VALUE		5,168	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		306,178	
SOH/AGL Deduction		16,870	
ASSESSED VALUE		289,308	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		232,897	
TOTAL JUST VALUE		306,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053927	Roof Replacement	20,000	08/27/2025
20260	SFR	369	12/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0774	5/11/2020	WD Q	Q	I	01	262,000
GRANTOR: JAMES L & DIANA PARKE						
GRANTEE: TERRI G PARKER-HAYN						
0968/2272	11/20/2002	WD Q	Q	V		20,900
GRANTOR: PAUL BRYAN						
GRANTEE: JAMES L & DIANA PAR						

EXTRA FEATURES		195 SW NIGHTSHADE DR, LAKE CITY														
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	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2003	2003	3	100	4,168	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2012	2012	3	100	1,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= N6 W18 S8 D2 R2 E15 N4 E1\$ W1 S4 W15 L2 U2	
N8 W14 S2 W15 S37 E2 FGR= S23 E22 N23 W22\$ E22 S1 FOP= S8 E22	
N8 W22\$ E22 S6 E13 N40\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,168							
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							