LOT 9 WESTER WOODS, PHASE 1.
968-2272, WD 1411-774,

PARKER-HAYNES TERRI G
195 SW NIGHTSHADE DR
LAKE CITY, FL 32024-4874

2027

30-4S-17-08898-109

BUILDING CHARACTERISTICS

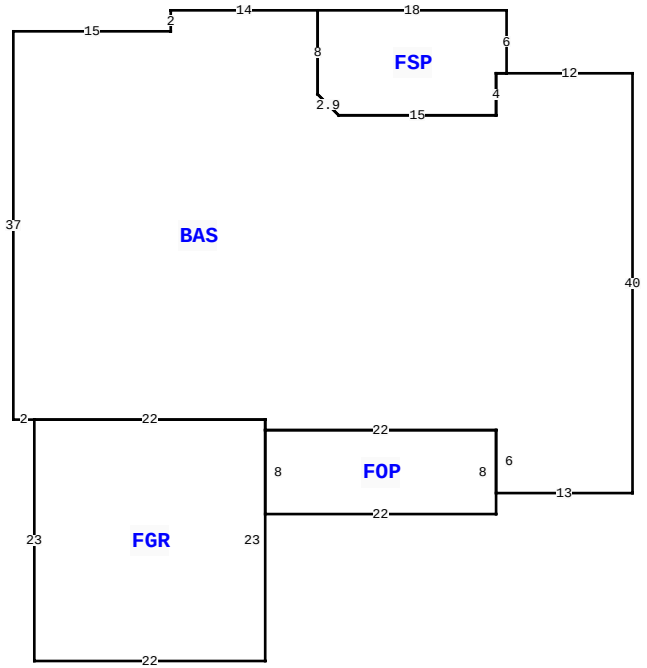
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
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	2,138	100		2,138	216,126
FGR	506	55		278	28,103
FOP	176	30		53	5,358
FSP	174	40		70	7,076
TOTALS	2,994			2,539	256,662

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	129.60	329,054	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2023 Heated Area: 2138 HX Base Yr 2023



195 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	2,084.00	UT	2.00	2.00	100	2003	2003	3	100	4,168	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,662
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,830
SOH/AGL Deduction		0
ASSESSED VALUE		296,830
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		240,419
TOTAL JUST VALUE		296,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,504

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	I	01	262,000
GRANTOR: JAMES L & DIANA PARKE						
GRANTEE: TERRI G PARKER-HAYN						
0968/2272	11/20/2002	WD	Q	V		20,900
GRANTOR: PAUL BRYAN						
GRANTEE: JAMES L & DIANA PAR						

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

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 07/05/2017 BY DF Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS