LOT 11 WESTER WOODS, PHASE 1.
WD 1053-235, WD 1237-2621,

WHIDDON ROGER D/WHIDDON ALICE D
243 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-111

BUILDING CHARACTERISTICS

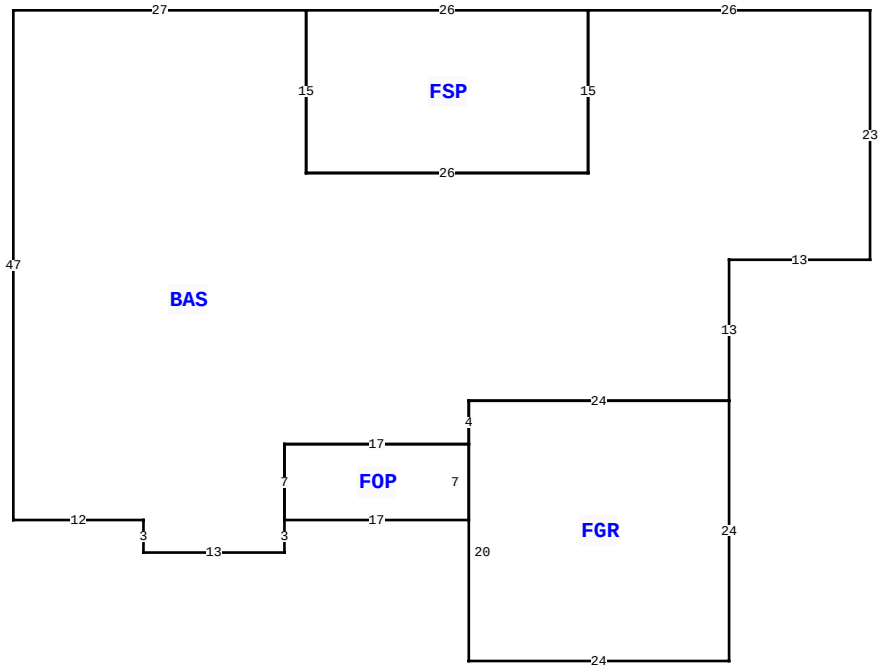
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,667	100		2,667	329,863
FGR	576	55		317	39,207
FOP	119	30		36	4,453
FSP	390	40		156	19,294
TOTALS	3,752			3,176	392,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,176	126.3328	138.97	441,369	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2667 HX Base Yr 2015



243 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	0031	BARN,MT AE	0	100	18	20	360.00	UT	9.00	9.00	100	2014	2014	3	100	3,240	
2	0166	CONC,PAVMT	0	100	0	0	3,172.00	UT	2.00	2.00	100	2014	2014	3	100	6,344	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		392,818
TOTAL MARKET OB/XF VALUE		9,584
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		426,902
SOH/AGL Deduction		132,293
ASSESSED VALUE		294,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,198
TOTAL JUST VALUE		426,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31564	SFR	1,067	11/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/2621	7/05/2012	WD	U	V	40	12,000
GRANTOR: THOMAS & JEANIE BIOND						
GRANTEE: ROGER D & ALICE D W						
1053/0235	7/20/2005	WD	Q	V		52,900
GRANTOR: PAUL BRYAN						
GRANTEE: THOMAS & JEANIE BIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W26 S15 E26 N15$ S15 W26 N15 W27 S47 E12 S3 E13 N3 FOP= E17 N7 W17 S7$ N7 E17 FGR= S20 E24 N24 W24 S4$ N4 E24 N13 E13 N23 $.

LAND DESCRIPTION

TOTAL OB/XF 9,584

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	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/16/2026 BY SYS