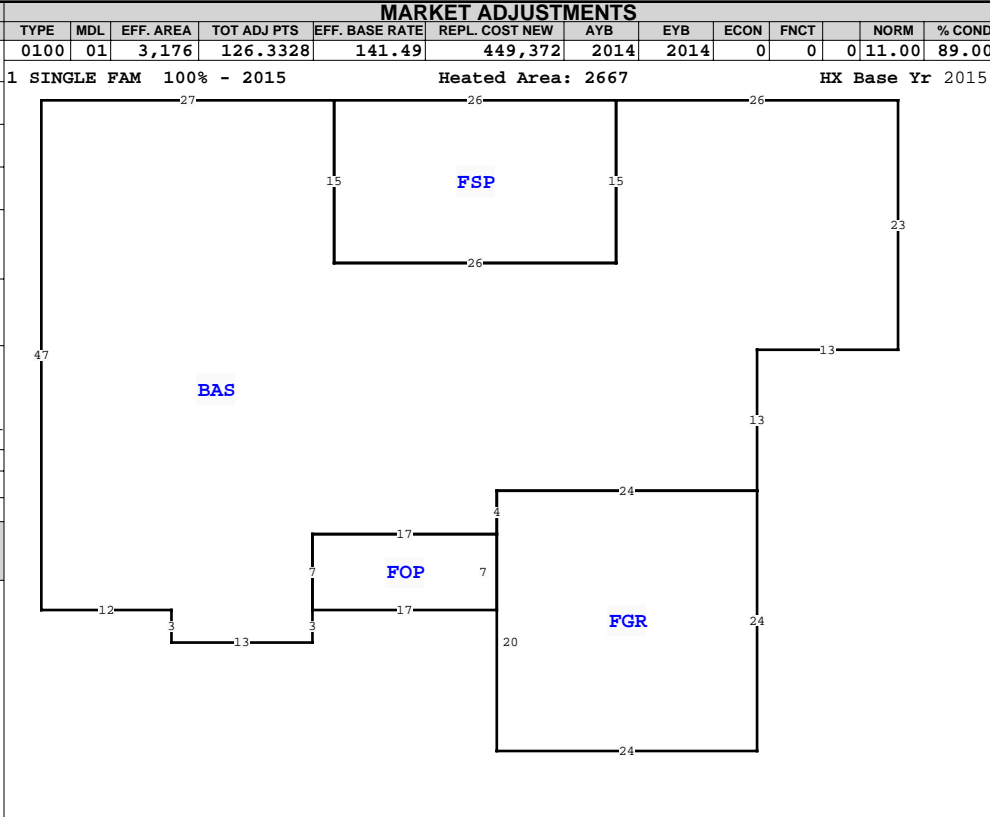


ELEMENT	CD	BUILDING CHARACTERISTICS	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	80		
Exterior Wall	19	COMMON BRK	20		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	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	335,845
FGR	576	55		317	39,918
FOP	119	30		36	4,534
FSP	390	40		156	19,644
TOTALS	3,752			3,176	399,941



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			399,941
TOTAL MARKET OB/XF VALUE			9,584
TOTAL LAND VALUE - MARKET			24,500
TOTAL MARKET VALUE			434,025
SOH/AGL Deduction			147,997
ASSESSED VALUE			286,028
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			234,617
TOTAL JUST VALUE			434,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			438,519

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						

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

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

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																						
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	0.70	35,000.00	24,500.00	24,500							