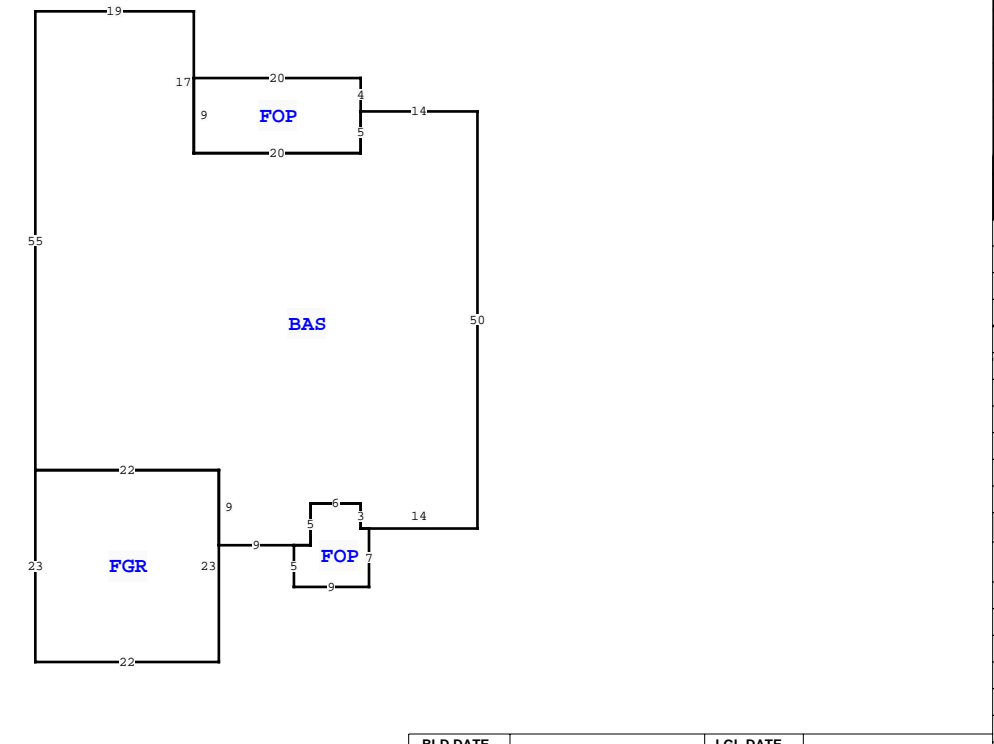


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2022										
			Heated Area: 2628									
				HX Base Yr 2022								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,628	100		2,628	287,367
FGR	506	55		278	30,399
FOP	77	30		23	2,515
FOP	180	30		54	5,905
<b>TOTALS</b>	<b>3,391</b>			<b>2,983</b>	<b>326,186</b>

261 SW NIGHTSHADE DR, LAKE CITY

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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	1,627.00	UT	2.00	2.00	100	2005	2005
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF												
6,054												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		326,186	
TOTAL MARKET OB/XF VALUE		6,054	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		367,240	
SOH/AGL Deduction		34,795	
ASSESSED VALUE		332,445	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		281,034	
TOTAL JUST VALUE		367,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047514	Roof Replacement	18,000	06/22/2023
22311	SFR	743	09/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2612	5/27/2021	WD Q	Q	I	01	345,000
GRANTOR: MARTIN PHILLIP						
GRANTEE: SIVACEK TIMOTHY MIL						
1229/1406	1/06/2012	WD U	U	I	12	220,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PHILLIP MARTIN						

BUILDING NOTES												
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**BUILDING DIMENSIONS**  
BAS= W14 FOP= N4 W20 S9 E20 N5\$ S5 W20 N17 W19 S55 FGR= S23 E22 N23 W22\$ E22 S9 E9 FOP= S5 E9 N7 W1 N3 W6 S5 W2\$ E2 N5 E6 S3 E14 N50\$ .