LOT 13 WESTER WOODS, PHASE 1.
WD 1008-1904, WD 1030-886, WD 10

TROJANOWSKI RAYMOND B/TROJANOWSKI BARBARA R
285 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

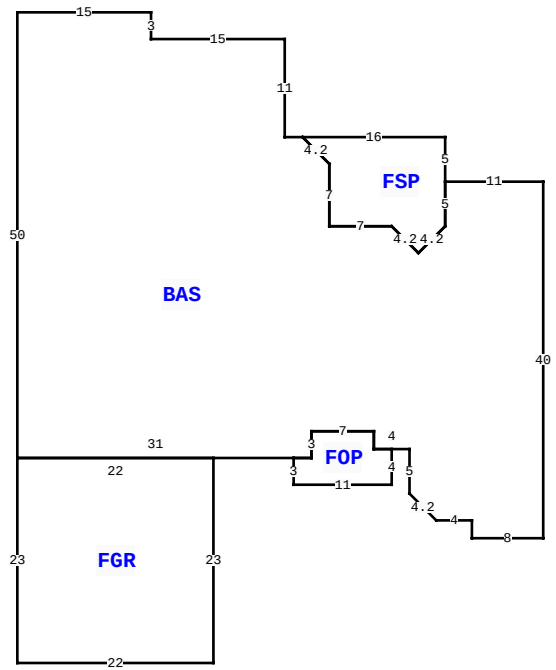
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,392	100		2,392	270,946
FGR	506	55		278	31,490
FOP	56	30		17	1,926
FSP	144	40		58	6,570
TOTALS	3,098			2,745	310,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,745	124.2003	141.59	388,665	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2012 Heated Area: 2392 HX Base Yr 2012



285 SW NIGHTSHADE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		310,932
TOTAL MARKET OB/XF VALUE		31,165
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		377,097
SOH/AGL Deduction		123,420
ASSESSED VALUE		253,677
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,266
TOTAL JUST VALUE		377,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042890	Roof Replacement	14,000	10/04/2021
23132	POOL	130	05/11/2005
22511	SFR	706	11/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/861	6/14/2021	LE	U	I	14	100
GRANTOR: TROJANOWSKI RAYMOND B						
GRANTEE: TROJANOWSKI RAYMOND						
1211/0028	3/04/2011	WD	Q	I	01	250,000
GRANTOR: ROBERT D DWYER						
GRANTEE: RAYMOND B & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N5 W16 D3 R3 S7 E7 D3 R3 R3 U3 N5$ S5 D3 L3 L3 U3 W7 N7 L3 U3 W2 N11 W15 N3 W15 S50 FGR= S23 E22 N23 W22$ E31 FOP= S3 E11 N4 W2 N2 W7 S3 W2$ E2 N3 E7 S2 E4 S5 R3 D3 E4 S2 E8 N40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2005	2005	3	47	13,818	
3	0166	CONC,PAVMT	0	100	0	0	1,659.00	UT	2.00	2.00	100	2005	2005	3	100	3,318	
4	0282	POOL ENCL	0	100	29	40	1,160.00	UT	15.00	15.00	100	2005	2005	3	40	6,960	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2012	2012	3	50	250	
7	0169	FENCE/WOOD	0	100	0	0	485.00	UT	10.50	10.50	75	2017	2017	3	75	3,819	

LAND DESCRIPTION

TOTAL OB/XF 31,165

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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS