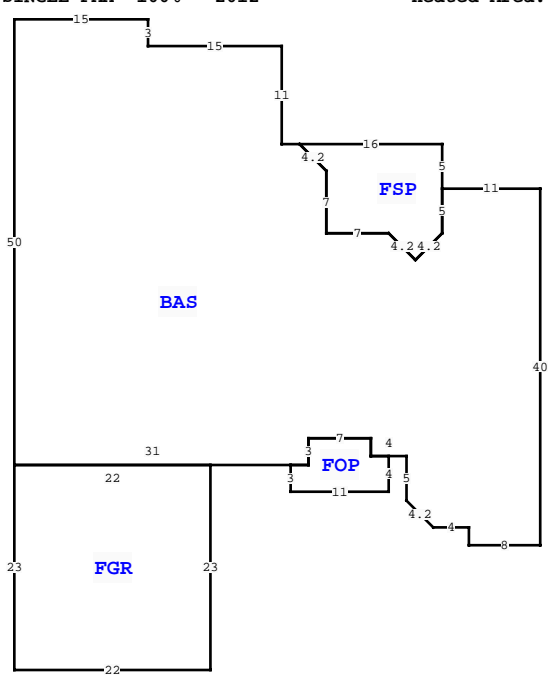


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
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
BAS	2,392	100	
FGR	506	55	
FOP	56	30	
FSP	144	40	
TOTALS	3,098		

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%	- 2012								
Heated Area: 2392						HX Base Yr 2012					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			305,464
TOTAL MARKET OB/XF VALUE			31,165
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			371,629
SOH/AGL Deduction			117,952
ASSESSED VALUE			253,677
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			202,266
TOTAL JUST VALUE			371,629
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	
<p>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\$.</p>	

EXTRA FEATURES															285 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	0180	FPLC 1STRY	0	100	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	UT	70.00	70.00	100	2005	2005	3	47	13,818	
3	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2005	2005	3	100	3,318	
4	0282	POOL ENCL	0	100	29	40	UT	15.00	15.00	100	2005	2005	3	40	6,960	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	UT	500.00	500.00	50	2012	2012	3	50	250	
7	0169	FENCE/WOOD	0	100	0	0	UT	10.50	10.50	75	2017	2017	3	75	3,819	

LAND DESCRIPTION										TOTAL OB/XF														
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	1.00	35,000.00	35,000.00	35,000							