LOT 14 WESTER WOODS, PHASE 1.

WD 1008-1964, WD 1015-2975, WD 1

PRYCE BRENDA/JOHNSON TONY
313 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-114

BUILDING CHARACTERISTICS

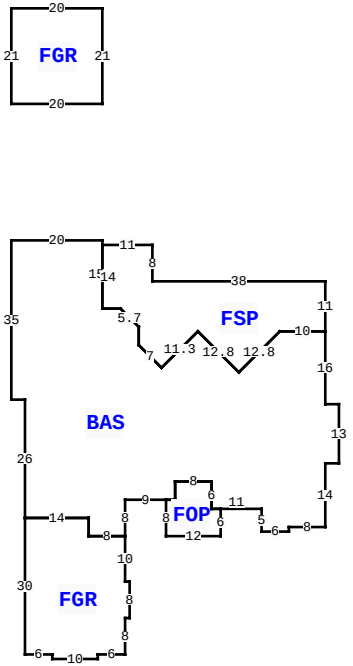
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	3,018	100		3,018	290,751
FGR	420	55		231	22,254
FGR	646	55		355	34,201
FOP	124	30		37	3,564
FSP	736	40		294	28,324
TOTALS	4,944			3,935	379,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,935	122.4916	134.74	530,202	2006	2006	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2017 Heated Area: 3018 HX Base Yr 2017



313 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	0166	CONC,PAVMT	0	100	0	0	4,370.00	UT	2.50	2.50	100	2006	2006	3	100	10,925	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,094
TOTAL MARKET OB/XF VALUE		12,125
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		426,219
SOH/AGL Deduction		113,267
ASSESSED VALUE		312,952
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,541
TOTAL JUST VALUE		426,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050520	Roof Replacement	50,000	08/09/2024
22776	SFR	844	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE
1323/0426	9/26/2016	WD	Q		I		01	304,000
GRANTOR: ALTAGRACIA UGALDE MOT								
GRANTEE: BRENDA PRYCE & TONY								
1219/1476	8/12/2011	WD	Q		I		01	275,000
GRANTOR: AARON D & JENELLE L S								
GRANTEE: ALTAGRACIA UGALDE M								

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S35 E3 S26 FGR= S30 E6 S1 E10 N1 E6 N8 E1 N8 W1 N10 W8 N4 W14$ E14 S4 E8 N8 E9 FOP= S8 E12 N6 W2 N6 W8 S4 W2$ E2 N4 E8 S6 E11 S5 E6 N1 E8 N14 E3 N13 W3 N16 FSP= N11 W38 N8 W11 S14 E4 D4 R4 S4 D5 R5 R8 U8 D9 R9 R9 U9 E10$ W10 D9 L9 L9 U9 D8 L8 L5 U5 N4 L4 U4 W4 N15$ PTR= N30 FGR= N21 W20 S21 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 12,125

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 10/07/2024 BY JS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS