LOT 15 WESTER WOODS, PHASE 1.
WD 1030-24, WD 1045-2323, WD 119

PARKER DOUGLAS JASON/LARSEN MICHELLE TRANG
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-115

BUILDING CHARACTERISTICS

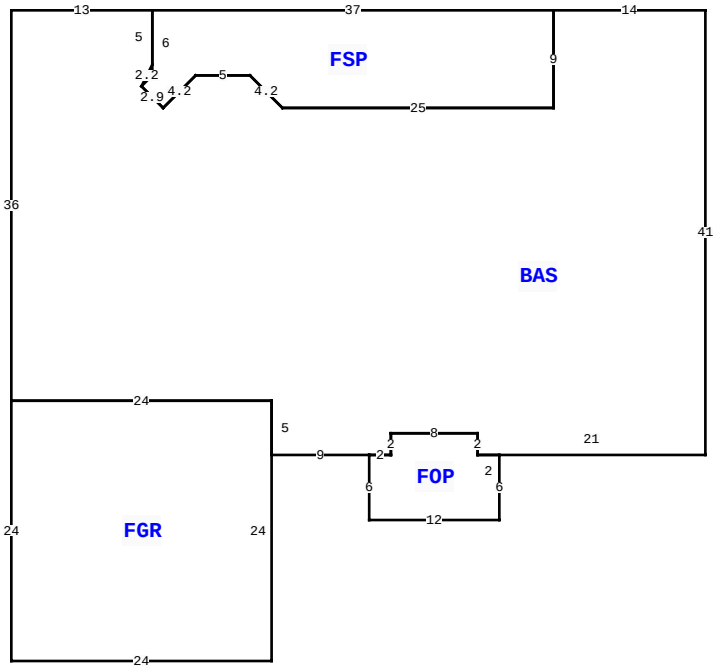
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,178	100		2,178	232,122
FGR	576	55		317	33,785
FOP	88	30		26	2,771
FSP	310	40		124	13,215
TOTALS	3,152			2,645	281,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	121.1133	133.22	352,367	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2011 Heated Area: 2178 HX Base Yr 2011



355 SW NIGHTSHADE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,894
TOTAL MARKET OB/XF VALUE		21,991
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,885
SOH/AGL Deduction		100,770
ASSESSED VALUE		238,115
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		181,704
TOTAL JUST VALUE		338,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24242	ADDN SFR	30	03/14/2006
23917	POOL	145	11/30/2005
22565	SFR	656	12/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/2439	5/05/2010	WD	Q	I	01	230,000
GRANTOR: MICHAEL A & CATHY A S						
GRANTEE: DOUGLAS PARKER & MI						
1045/2323	5/04/2005	WD	Q	I		239,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: MICHAEL A & CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W37 S6 L1 D1 D2 R2 R3 U3 E5 D3 R3 E25 N9$ S9 W25 L3 U3 W5 D3 L3 L2 U2 U2 R1 N5 W13 S36 FGR= S24 E24 N24 W24$ E24 S5 E9 FOP= S6 E12 N6 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E21 N41$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2005	2005	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1,756.00	UT	2.00	2.00	100	2005	2005	3	100	3,512	
3	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2006	2006	3	51	11,995	
4	0282	POOL ENCL	0	100	26	39	1,014.00	UT	15.00	15.00	100	2006	2006	3	40	6,084	

LAND DESCRIPTION

TOTAL OB/XF 21,991

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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS