

LOT 16 WESTER WOODS, PHASE 1.
WD 1017-2134,2138, WD 1147-71, W

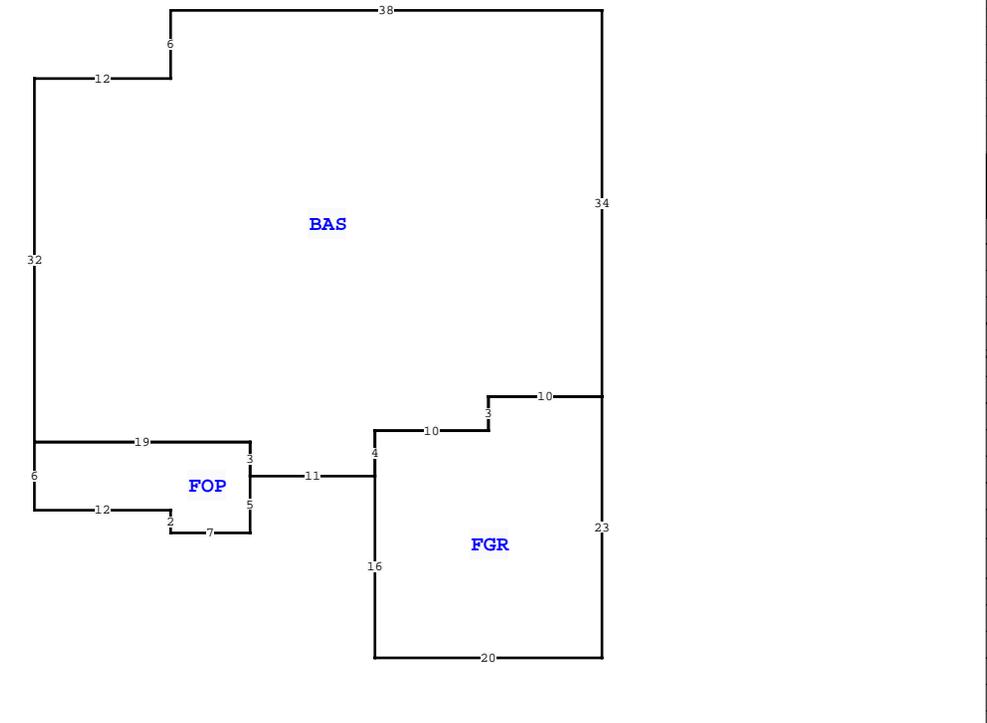
MOLINA JUNE J
374 NW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-116
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,085	124.1460	141.53	295,090	2021	2021	0	0	4.00	96.00



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	30417.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	246,059
FGR	430	55		236	32,065
FOP	128	30		38	5,163
TOTALS	2,369			2,085	283,286

374 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2022	2021		100	2,940	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		283,286	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		321,226	
SOH/AGL Deduction		19,776	
ASSESSED VALUE		301,450	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		250,039	
TOTAL JUST VALUE		321,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40447	SFR	0	08/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/779	11/14/2022	WD Q	Q	I	01	415,000
GRANTOR: GRAHAM MATTHEW KENT						
GRANTEE: MOLINA JUNE J						
1448/136	9/21/2021	WD Q	Q	I	01	349,000
GRANTOR: MARTIN BEN						
GRANTEE: GRAHAM MATTHEW KENT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=60,10] S32 E19 S3 E11 N4 E10 N3 E10 N34 W38 S6 W12 \$
FOP=[ORIG=60,42] S6 E12 S2 E7 N5 N3 W19 \$
FGR=[ORIG=90,41] S4 S16 E20 N23 W10 S3 W10 \$

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									