

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

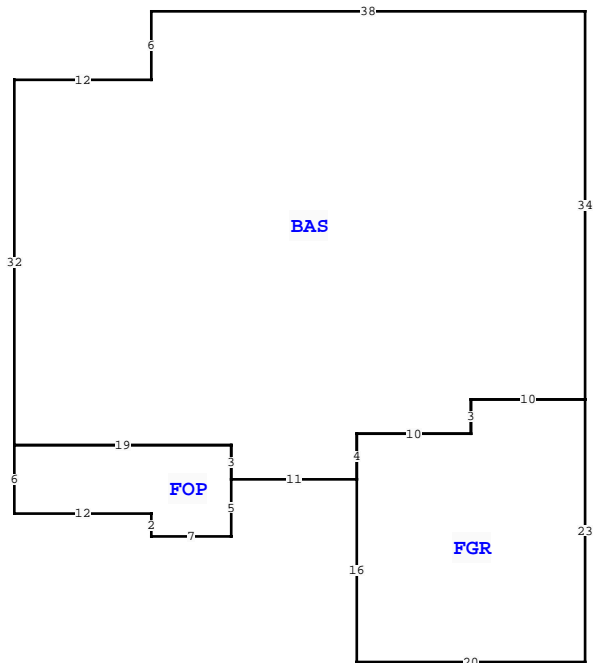
MOLINA JUNE J
374 NW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

30-4S-17-08898-116
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BUILDING CHARACTERISTICS		CONSTRUCTION	
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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,811	100	
FGR	430	55	
FOP	128	30	
TOTALS	2,369		

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%	- 2023								
Heated Area: 1811										HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			278,302
TOTAL MARKET OB/XF VALUE			2,940
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			316,242
SOH/AGL Deduction			14,792
ASSESSED VALUE			301,450
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			250,039
TOTAL JUST VALUE			316,242
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						

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	

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

BUILDING NOTES									
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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							