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

2027

30-4S-17-08898-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	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

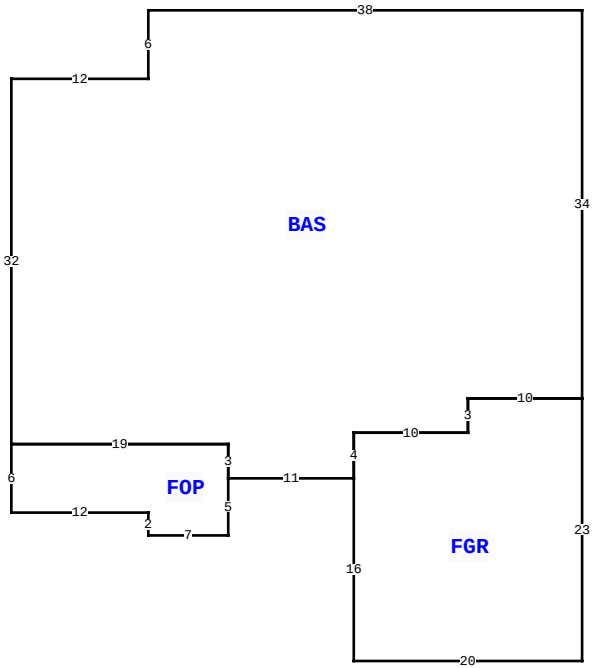
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 30417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	237,418
FGR	430	55		236	30,939
FOP	128	30		38	4,981
TOTALS	2,369			2,085	273,339

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	136.56	284,728	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1811 HX Base Yr 2023



374 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	273,339
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	311,279
SOH/AGL Deduction	785
ASSESSED VALUE	310,494
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,083
TOTAL JUST VALUE	311,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,242

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	I	01	415,000
GRANTOR: GRAHAM MATTHEW KENT						
GRANTEE: MOLINA JUNE J						
1448/136	9/21/2021	WD	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 $
.

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	980.00	UT	3.00	3.00	100	2022	2021		100	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 11/30/2021 BY TW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS