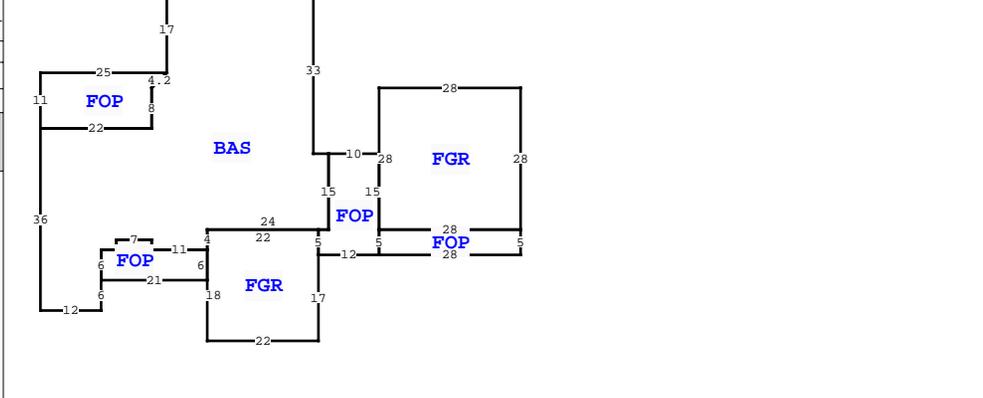


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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

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% - 2014										
Heated Area: 2976						HX Base Yr 2014						



Quality	DOR CODE	MAP NUM	MKT AREA		
06 06	0100		06		
NEIGHBORHOOD/LOC 30417.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100		2,228	234,413
FGR	484	55		266	27,987
FGR	784	55		431	45,347
FOP	140	30		42	4,419
FOP	140	30		42	4,419
FOP	210	30		63	6,628
FOP	247	30		74	7,785
FUS	192	100		192	20,201
FUS	556	100		556	58,498
TOTALS	4,981			3,894	409,696

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			409,696	
TOTAL MARKET OB/XF VALUE			15,343	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			460,039	
SOH/AGL Deduction			155,673	
ASSESSED VALUE			304,366	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			252,955	
TOTAL JUST VALUE			460,039	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			459,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054625	Roof Replacement	48,887	12/04/2025
29248	GARAGE	481	03/17/2011
23472	POOL	130	08/08/2005
22131	SFR	733	07/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/2548	4/12/2013	WD Q	Q	I	01	285,000
GRANTOR: ANDREW P & SARAH R SC						
GRANTEE: MARIANNE LARSEN & J						
1021/0666	7/09/2004	WD Q	Q	V	01	24,500
GRANTOR: PAUL BRYAN						
GRANTEE: ANDREW P SCHNEIDER						

EXTRA FEATURES 324 SW NIGHTSHADE DR, LAKE CITY

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	0169	FENCE/WOOD	0	100	0	360.00	UT	7.50	7.50	50	2005	2005	3	50	1,350	
2	0280	POOL R/CON	0	100	15	435.00	UT	59.50	59.50	100	2005	2005	3	47	12,165	
3	0166	CONC,PAVMT	0	100	0	2,151.00	UT	0.85	0.85	100	2005	2005	3	100	1,828	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W29 S17 FOP= W25 S11 E22 N8 R3 U3 \$ D3 L3 S8 W22 S36 E12 N6 FOP= E21 N6 W11 N2 W7 S2 W3 S6\$ N6 E3 N2 E7 S2 E11 FGR= S18 E22 N17 FOP= E12 FOP= E28 N5 W28 S5\$ N5 FGR= E28 N28 W28 S28 \$ N15 W10 S15 W2 S5\$ N5 W22 S4 \$ N4 E24 N15 W3 N33\$ PTR= N30 FUS= E12 N16 W12 S16\$ S30\$ PTR= N30 E40 FUS= E20 N8 E4 N12 W4 N8 W7 S4 W13 S24\$ S30 W40\$.	

LAND DESCRIPTION		TOTAL OB/XF 15,343																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							