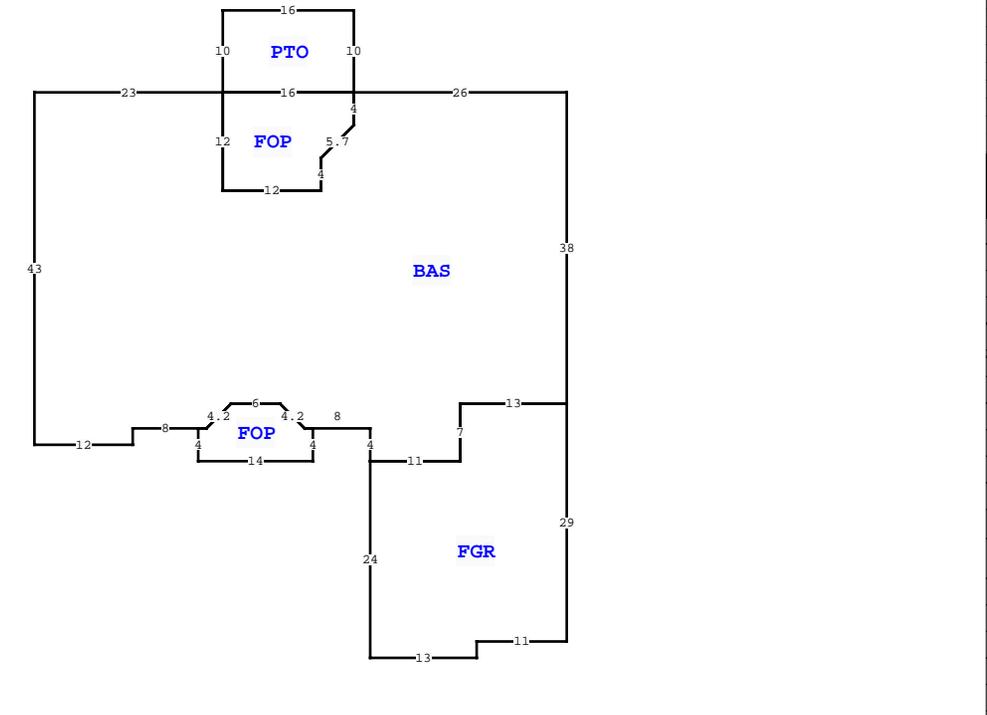


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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	
0100	01	2,937	119.0626	135.73	398,639	2006	2015	0	0	10.00	90.00	



Quality					
DOR CODE	MAP NUM				
06 06	06				
0100 SINGLE FAMILY					
30417.020	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100		2,499	305,270
FGR	645	55		355	43,366
FOP	83	30		25	3,054
FOP	168	30		50	6,108
PTO	160	5		8	977
TOTALS	3,555			2,937	358,775

292 SW NIGHTSHADE DR, LAKE CITY

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

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	2,760.00	UT	1.80	1.80	100	2006	2006	3	100	4,968	
2	0294	SHED WOOD/	0	100	22	506.00	UT	10.00	10.00	100	2013	2013	3	100	5,060	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		358,775	
TOTAL MARKET OB/XF VALUE		10,028	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		403,803	
SOH/AGL Deduction		120,046	
ASSESSED VALUE		283,757	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		232,346	
TOTAL JUST VALUE		403,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041725	Roof Replacement	10,000	04/12/2021
23233	SFR	729	06/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1203	1/12/2018	WD Q	Q	I	01	289,000
GRANTOR: CHAD & JONI STEWART						
GRANTEE: RICHARD C & PAMELA						
1242/0481	9/25/2012	WD Q	Q	I	01	168,000
GRANTOR: THOMAS J BULOCK & ARI						
GRANTEE: CHAD STEWART & JONI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 PTO= N10 W16 S10 E16\$ FOP= W16 S12 E12 N4 R4 U4 N4\$ S4 D4 L4 S4 W12 N12 W23 S43 E12 N2 E8 FOP= S4 E14 N4W1 U3 L3 W6 L3 D3 W1\$ E1 U3 R3 E6 R3 D3 E8 S4 FGR= S24 E13 N2 E11 N29 W13 S7 W11\$ E11 N7 E13 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,028																						
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							