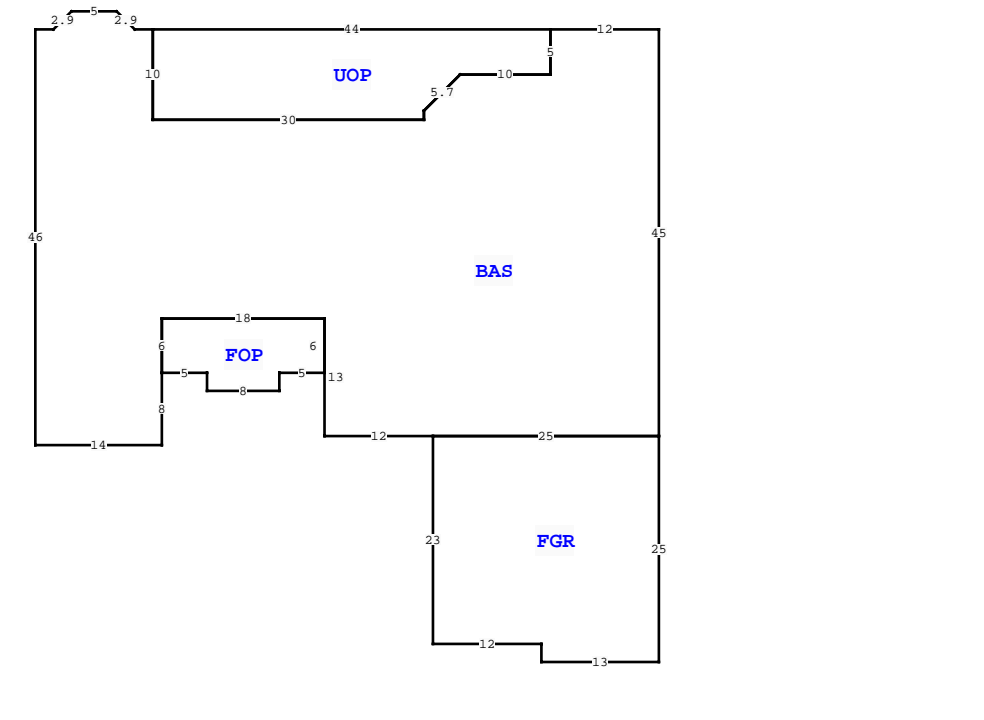




ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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
0100	01	2,965	114.4794	128.22	380,172	2006	2006	0	0	25.65	74.35



Quality	06	06			
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	2,521	100		2,521	240,331
FGR	601	55		331	31,555
FOP	124	30		37	3,527
UOP	378	20		76	7,245
<b>TOTALS</b>	<b>3,624</b>			<b>2,965</b>	<b>282,658</b>

152 SW NIGHTSHADE DR, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,264.00	UT	2.50	2.50	100	2006	2006	3	100	3,160	
3	0166	CONC,PAVMT	0	100	44	5	200.00	UT	2.50	2.50	100	2006	2006	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	312.00	UT	13.50	13.50	100	2008	2008	3	100	4,212	
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
6	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2014	2014	3	76	27,132	

TOTAL OB/XF 40,460

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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	282,658			
TOTAL MARKET OB/XF VALUE	40,460			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	358,118			
SOH/AGL Deduction	106,072			
ASSESSED VALUE	252,046			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	200,635			
TOTAL JUST VALUE	358,118			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	364,321			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32081	POOL	195	06/30/2014
31927	MAINT/ALTR	360	05/02/2014
23486	SFR	751	08/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0429	2/22/2016	QC	U	I	11	100
GRANTOR: JAMIE SOSA						
GRANTEE: SALLY SOSA						
1073/0105	1/19/2006	WD	Q	I		309,900
GRANTOR: MICHAEL AND SOMER JEN						
GRANTEE: JAMIE AND SALLY SOS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 UOP= W44 S10 E30 N1 R4 U4 E10 N5\$ S5 W10 D4 L4 S1 W30 N10 W2 L2 U2 W5 D2 L2 W2 S46 E14 N8 FOP= E5 S2 E8 N2 E5 N6 W18 S6\$ N6 E18 S13 E12 FGR= S23 E12 S2 E13N25 W25\$ E25 N45\$.	