LOT 26 WESTER WOODS, PHASE 1.

WD 1024-2874, WD 1073-105, QC 13

SOSA SALLY ANN
152 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-126

BUILDING CHARACTERISTICS

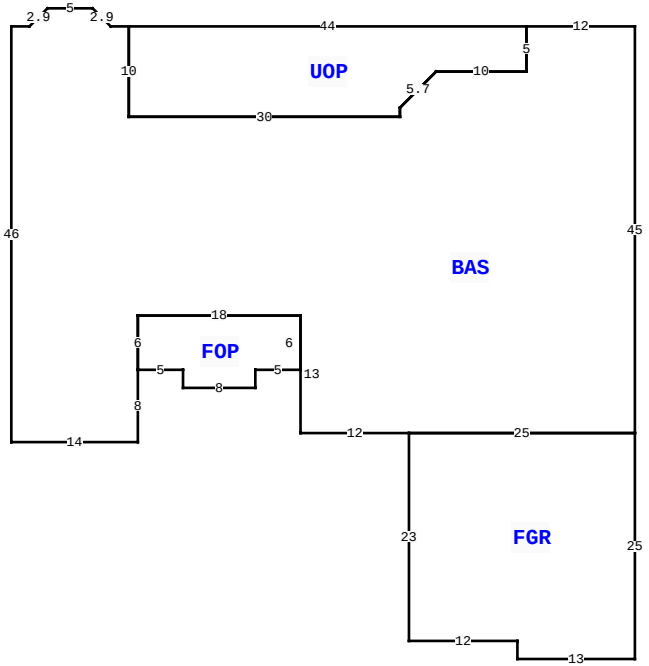
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	236,039
FGR	601	55		331	30,991
FOP	124	30		37	3,464
UOP	378	20		76	7,116
TOTALS	3,624			2,965	277,610

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	125.93	373,382	2006	2006	0	0	0	25.65	74.35

1 SINGLE FAM 100% - 2007 Heated Area: 2521 HX Base Yr 2007



152 SW NIGHTSHADE DR, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,610
TOTAL MARKET OB/XF VALUE	40,460
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	353,070
SOH/AGL Deduction	93,463
ASSESSED VALUE	259,607
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	208,196
TOTAL JUST VALUE	353,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,118

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$.

LAND DESCRIPTION

TOTAL OB/XF 40,460

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 11/06/2014 BY HC Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS