

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 5/14/2026

Parcel: << 30-4S-17-08898-119 (32844) >>

**Owner & Property Info**

Result: 5 of 9

Owner	LARSEN MARIANNE HERRERA JOSE A 324 SW NIGHTSHADE DR LAKE CITY, FL 32024		
Site	324 SW NIGHTSHADE DR, LAKE CITY		
Description*	LOT 19 WESTER WOODS S/D. WD 1021-666,WD 1252-2548		
Area	1.01 AC	S/T/R	30-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2025 Certified Values		2026 Working Values	
Mkt Land	\$35,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$407,848	Building	\$409,696
XFOB	\$16,378	XFOB	\$15,343
Just	\$459,226	Just	\$460,039
Class	\$0	Class	\$0
Appraised	\$459,226	Appraised	\$460,039
SOH/10% Cap	\$162,862	SOH/10% Cap	\$155,673
Assessed	\$296,364	Assessed	\$304,366
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$245,642 city:\$0 other:\$0 school:\$271,364	Total Taxable	county:\$252,955 city:\$0 other:\$0 school:\$279,366

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/12/2013	\$285,000	1252 / 2548	WD	I	Q	01
7/9/2004	\$24,500	1021 / 666	WD	V	Q	01

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2976	4981	\$409,696

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0169	FENCE/WOOD	2005	\$1,350.00	360.00	0 x 0
0280	POOL R/CON	2005	\$12,165.00	435.00	15 x 29
0166	CONC,PAVMT	2005	\$1,828.00	2151.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.010 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

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