



2021 Working Values

updated: 3/4/2021

Parcel:  **30-4S-17-08898-120 (32845)** **Owner & Property Info**

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Owner	WATSON RICHARD C & PAMELA M WATSON PAMELA M 292 SW NIGHTSHADE DR LAKE CITY, FL 32024		
Site	292 NIGHTSHADE DR, LAKE CITY		
Description*	LOT 20 WESTER WOODS, PHASE 1. WD 1044-1224, WD 1085-2129, WD 1242-481, WD 1351-1203,		
Area	1.01 AC	S/T/R	30-4S-17E
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

2020 Certified Values		2021 Working Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$225,076	Building	\$243,608
XFOB	\$10,028	XFOB	\$10,028
Just	\$253,104	Just	\$271,636
Class	\$0	Class	\$0
Appraised	\$253,104	Appraised	\$271,636
SOH Cap [?]	\$10,773	SOH Cap [?]	\$25,912
Assessed	\$242,331	Assessed	\$245,724
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$192,331 city:\$192,331 other:\$192,331 school:\$217,331	Total Taxable	county:\$195,724 city:\$0 other:\$0 school:\$220,724

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/12/2018	\$289,000	1351/1203	WD	I	Q	01
9/25/2012	\$168,000	1242/0481	WD	I	Q	01
6/2/2006	\$343,500	1085/2129	WD	I	Q	
4/19/2005	\$29,900	1044/1224	WD	V	U	08

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	2499	3555	\$243,608

*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 (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2006	\$4,968.00	2760.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$5,060.00	506.00	22 x 23

▼ 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/ /	\$18,000 /LT	\$18,000

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