

2021 Working Values

updated: 8/26/2021

Parcel: << **30-4S-17-08898-113 (32838)** >>**Owner & Property Info**

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Owner	TROJANOWSKI RAYMOND B TROJANOWSKI BARBARA R 285 SW NIGHTSHADE DR LAKE CITY, FL 32024		
Site	285 SW NIGHTSHADE DR, LAKE CITY		
Description*	LOT 13 WESTER WOODS, PHASE 1. WD 1008-1904, WD 1030-886, WD 1051-72, WD 1211-28, LE 1440-861		
Area	1 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	\$196,584	Building	\$212,513
XFOB	\$24,546	XFOB	\$23,906
Just	\$239,130	Just	\$254,419
Class	\$0	Class	\$0
Appraised	\$239,130	Appraised	\$254,419
SOH Cap [?]	\$22,486	SOH Cap [?]	\$34,742
Assessed	\$216,644	Assessed	\$219,677
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$166,644 city:\$166,644 other:\$166,644 school:\$191,644	Total Taxable	county:\$169,677 city:\$0 other:\$0 school:\$194,677

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/14/2021	\$100	1440/0861	LE	I	U	14
3/4/2011	\$250,000	1211/0028	WD	I	Q	01
6/30/2005	\$269,900	1051/0072	WD	I	Q	
11/3/2004	\$29,900	1030/0886	WD	V	Q	
2/27/2004	\$20,000	1008/1964	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2392	3098	\$212,513

*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
0180	FPLC 1STRY	2005	\$2,000.00	1.00	0 x 0
0280	POOL R/CON	2005	\$8,299.00	420.00	14 x 30
0166	CONC,PAVMT	2005	\$3,318.00	1659.00	0 x 0
0282	POOL ENCL	2005	\$5,220.00	1160.00	29 x 40
0296	SHED METAL	2012	\$1,000.00	1.00	0 x 0
0296	SHED METAL	2012	\$250.00	1.00	0 x 0
0169	FENCE/WOOD	2017	\$3,819.00	485.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT	1.0000/1.0000 1.0000/ /	\$18,000 /LT	\$18,000

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