

COMM NW COR OF SW1/4 OF SE1/4, S
POB, E 208.73 FT, S 208.73 FT TO
CO RD, W 208.73 FT, N 208.73 FT

RYGWALSKI AMANDA A
191 SW COVEY COURT
LAKE CITY, FL 32025

2026

01-4S-16-02697-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
---------	--	----------	----

NEIGHBORHOOD/LOC	1416.00	1.00/
------------------	---------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100		1,533	139,792
FEP	170	80		136	12,401
FGR	693	55		381	34,743
FOP	84	30		25	2,280
FOP	720	30	2024	216	19,697
FST	35	55		19	1,733
FUS	844	100		844	76,963
TOTALS	4,079			3,154	287,609

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0180	FPLC 1STRY	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	2,359.00
3	0280	POOL R/CON	0 100	16 30	480.00
4	0166	CONC, PAVMT	0 100	0 0	1,344.00
5	0169	FENCE/WOOD	0 100	0 0	1.00
6	0294	SHED WOOD/	0 100	0 0	1.00
7	0296	SHED METAL	0 100	0 0	1.00
8	0104	GENERATOR	0 100	0 0	1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE	08/16/2023	BY	JB
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,154	125.2551	140.29	442,475	1996	1996	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 2377 HX Base Yr 2025											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
38,558									

Total Acres:	1.00	Total Land Value:	19,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,609	
TOTAL MARKET OB/XF VALUE		38,558	
TOTAL LAND VALUE - MARKET		19,000	
TOTAL MARKET VALUE		345,167	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,167	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		294,445	
TOTAL JUST VALUE		345,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045292	Roof Replacement	29,201	08/26/2022
40576	GENERATOR	0	09/23/2020
18759	POOL	100	09/24/2001
10139	SFR	250	08/31/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1475/905	9/09/2022	WD	Q	I	01
GRANTOR: PEELER JUSTIN					
GRANTEE: RYGWALSKI AMANDA A					
1395/1908	9/30/2019	WD	Q	I	01
GRANTOR: DORA POWELL					
GRANTEE: JUSTIN PEELER					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[ORIG=0,0] W14 S38 E4 S14 E3 D2R2 E4 U2R2 E3 N4 E5 N6 N4 E21 N6 N7 N9 W17 N5 W1 U2L2 W7 D2L2 W1 N11 \$					
FUS=[ORIG=0,-30] N11 W28 S5 W13 N2 W6 S2 W25 S12 E25 S4 E4 N4 W2 N9 E4 S9 E4 S4 E4 N4 E5 N6 E28 \$					
FGR=[ORIG=30,25] E5 S7 E23 N26 W28 S19 \$					
FEP=[ORIG=30,16] N10 W17 S10 E17 \$					
FOP=[ORIG=9,42] E21 N4 W21 S4 \$					
FST=[ORIG=30,32] E5 N7 W5 S7 \$					
FOP=[YR=2024;ORIG=40,-34] E18 S40 W18 N40 \$					

TOTAL OB/XF									
38,558									

Common:	19,000	PRINTED 11/20/2025 BY SYS
---------	--------	---------------------------