

PITTS RYAN
240 NE RYAN GLN
LAKE CITY, FL 32055

17-3S-17-05040-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Exterior Wall		19		COMMON BRK 100						0100		01		1,400		110.0000		123.20		172,480		1967		1967		0		0		35.00		65.00		Tax Group: 2		Tax Dist:	
Roof Structure		03		GABLE/HIP 100						1		SINGLE FAM		0%		- 2024		Heated Area: 960		HX Base Yr												BUILDING MARKET VALUE		112,112			
Roof Cover		05		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		3,900					
Interior Wall		03		DRYWALL 100																										TOTAL LAND VALUE - MARKET		2,070					
Interior Floor		06		VINYL ASB 100																										TOTAL MARKET VALUE		118,082					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		0					
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE		118,082					
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		0					
Bathrooms				1 100																										BASE TAXABLE VALUE		118,082					
Frame		01		NONE 100																										TOTAL JUST VALUE		118,082					
Stories		1.		1. 100																										NCON VALUE		0					
Architectual		05		CONV 100																										INCOME VALUE							
Units				0 100																										PREVIOUS YEAR MKT VALUE		118,082					
Condition Adj		03		03 100																																	
Kitchen Adjus		01		01 100																																	
Quality		05		05																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																												07					
NEIGHBORHOOD/LOC		17317.00		1.00/																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		960		100				960		76,877																											
FCP		264		25				66		5,285																											
FEP		170		80				136		10,891																											
FOP		448		30				134		10,731																											
UEP		120		60				72		5,766																											
UST		70		45				32		2,562																											
TOTALS		2,032						1,400		112,112																											
EXTRA FEATURES										240 NE RYAN GLN, LAKE CITY										BLD DATE																	
																				XF DATE																	
																				LGL DATE																	
																				LAND DATE																	