COMM INTERS OF E R/W US-441 & N
RUN S ALONG R/W 685.10 FT, E 434
CONT E 185.91 FT, S 106.39 FT, W

MOATES CURTIS RAYMOND/MOATES NANCY GAYLE
208 NE RYAN GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

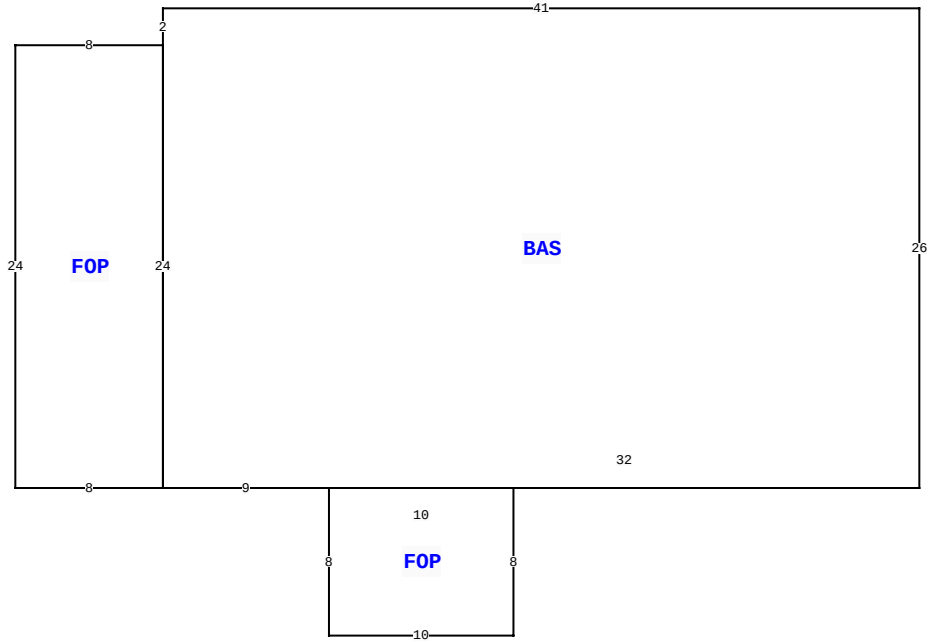
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,066	100		1,066	71,168
FOP	80	30		24	1,602
FOP	192	30		58	3,872
TOTALS	1,338			1,148	76,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,148	91.7082	102.71	117,911	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1066 HX Base Yr



208 NE RYAN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,642
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		7,125
TOTAL MARKET VALUE		86,367
SOH/AGL Deduction		46,819
ASSESSED VALUE		39,548
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,548
TOTAL JUST VALUE		86,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,367

LAND:1:1: DOR 1994

BLDG:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1280/2217	9/03/2014	LE	U	I	14	100
GRANTOR: CURTIS R & NANCY G MO						
GRANTEE: LINDSEY MOATES-PETT						
0771/2153	3/03/1993	WD	Q	I		24,500
GRANTOR: J E PITTS						
GRANTEE: CURTIS R MOATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S2 FOP= W8 S24 E8 N24$ S24 E9 FOP= S8 E10 N8 W10$ E32 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 2,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	9,500.00	14,250.00	7,125							

REVIEW DATE 08/17/2015 BY DF Total Acres: 0.50 Total Land Value: 7,125 Market: 0 Agricultural: 0 Common: 7,125 PRINTED 11/07/2025 BY SYS