COMM INTERS E R/W US-441 & N LIN
S 685.10 FT E 320.42 FT FOR POB,
FT, S 106.36 FT, W 112.93 FT, N

PITTS RANDY A/PITTS LORI ANN
168 NE RYAN GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

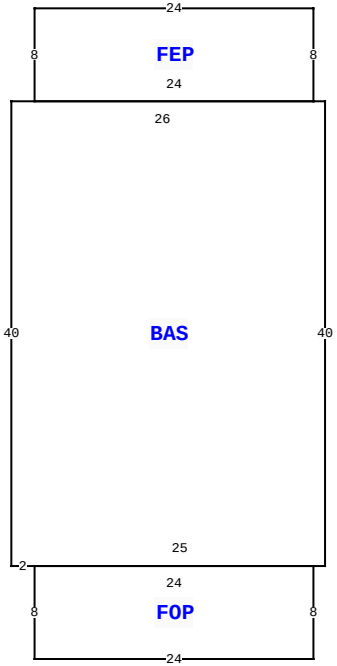
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,080	100		1,080	65,876
FEP	192	80		154	9,393
FOP	192	30		58	3,538
TOTALS	1,464			1,292	78,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	83.7900	93.84	121,241	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1080 HX Base Yr 1995



168 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		78,807
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		5,355
TOTAL MARKET VALUE		84,762
SOH/AGL Deduction		39,209
ASSESSED VALUE		45,553
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,553
TOTAL JUST VALUE		84,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,762

SALE:1:1: THERE HAS TO BE SOMETHING ON THIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0789/1066	4/26/1994	AG	U	V	13	26,000

GRANTOR: JOHN E & FAYE E PITTS

GRANTEE: RANDY A & LORI ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FEP= N8 W24 S8 E24$ W26 S40 E2 FOP= S8 E24 N8 W24$ E25 N40$.

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	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 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	0.30	AC		1.00	1.00	1.70	10,500.00	17,850.00	5,355							

REVIEW DATE 08/17/2015 BY DF Total Acres: 0.30 Total Land Value: 5,355 Market: 0 Agricultural: 0 Common: 5,355 PRINTED 11/07/2025 BY SYS