

N1/2 OF N1/2 OF S1/2 OF NE1/4 OF
STRIP 20 FT N & S BY 385 FT E &
& EX 0.50 AC DESC IN ORB 771-215

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

2026

17-3S-17-05040-004



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	02	CONVECTION 100
Bedrooms		2 100
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 0101SFRES/SFRES

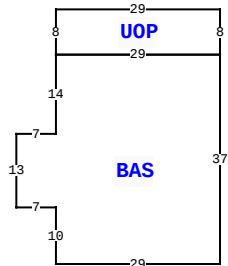
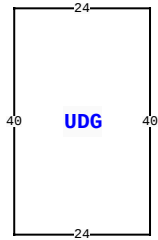
MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 17317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100		1,164	63,229
UDG	960	55		528	28,681
UOP	232	20		46	2,499

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,738	74.6172	83.57	145,245	1960	1960	0	0	35.00	65.00

3 SINGLE FAM 0% - 2024 Heated Area: 1164 HX Base Yr



TOTALS 2,356 1,738 94,409

EXTRA FEATURES

L N	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	0	0	0	1.00	UT	0.00	0.00	100	1993	1968	3	100	300	
2	0031	BARN, MT AE	0	0	38	46	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0070	CARPORT UF	0	0	30	46	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
8	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	1968	3	100	1,000	

LAND DESCRIPTION TOTAL OB/XF 3,950

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		00	0.00	0.00	3.57	AC		1.00	1.00	1.00	6,500.00	6,500.00	23,205

REVIEW DATE 08/17/2015 BY DF Total Acres: 3.57 Total Land Value: 23,205 Market: 0 Agricultural: 0 Common: 23,205

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,810
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		23,205
TOTAL MARKET VALUE		137,965
SOH/AGL Deduction		0
ASSESSED VALUE		137,965
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		137,965
TOTAL JUST VALUE		137,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1495/901	7/21/2023	PB U	I	18	0

GRANTOR: CLERK OF COURT (PITTS)
GRANTEE: PITTS RANDY A

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W29 S8 BAS= S14 W7 S13 E7 S10 E29 N37 W29\$ E29 N8 \$
PTR=N30 UDG= N40 W24 S40 E24\$ S30\$.

PRINTED 11/07/2025 BY SYS

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

2026

[illegible]