

(AKA PART OF LOT 11 & PART OF LOT 12)
TRACT UNREC): COMM SE COR OF SEC 24
N R/W CR-242, W 1357 FT TO PT OF

RYAN PATRICIA A/YARGHN ARNOLD J
6683 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	24415.010	1.00/

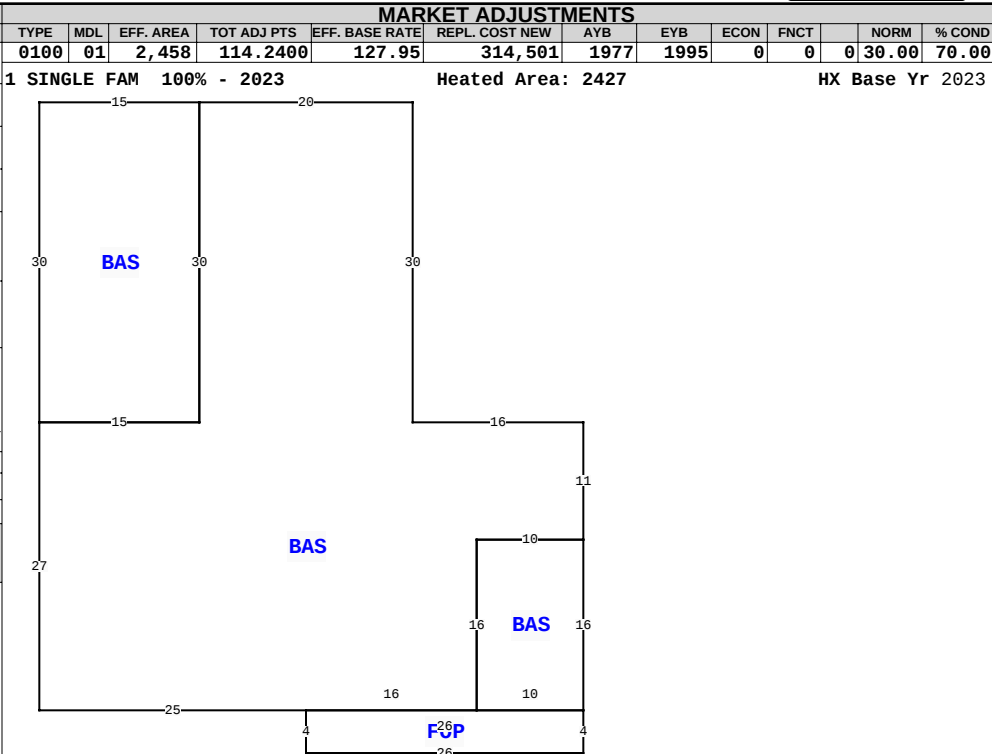
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	14,330
BAS	450	100		450	40,305
BAS	1,817	100		1,817	162,740
FOP	104	30		31	2,776

TOTALS	2,531			2,458	220,151
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50
3	0030	BARN, MT	0	100	0	0	1.00	UT	6,000.00
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00

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		A-1	0.00	0.00	0.83

REVIEW DATE	05/13/2025	BY	KS
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6683 SW COUNTY ROAD 242 , LAKE CITY	BLD DATE	LGL DATE	02/25/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
3	0030	BARN, MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

TOTAL OB/XF										8,650							
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	0100	C	SFR	100		A-1	0.00	0.00	0.83	AC		1.00	1.00	1.00	15,000.00	15,000.00	12,450

Total Acres: 0.83	Total Land Value: 12,450	Market: 0	Agricultural: 0	Common: 12,450
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,151	
TOTAL MARKET OB/XF VALUE		8,650	
TOTAL LAND VALUE - MARKET		12,450	
TOTAL MARKET VALUE		241,251	
SOH/AGL Deduction		3,825	
ASSESSED VALUE		237,426	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		186,704	
TOTAL JUST VALUE		241,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1475/311	9/07/2022	WD	Q	I	01	245,000	
GRANTOR: MOORE DEBORAH S							
GRANTEE: RYAN PATRICIA A							
1475/308	8/17/2022	QC	U	I	11	100	
GRANTOR: BROWN JANIE MAKALA							
GRANTEE: MOORE DEBORAH S							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[ORIG=0,0] W20 S30 W15 S27 E25 E16 N16 E10 N11 W16 N30 \$							
BAS=[ORIG=-20,0] W15 S30 E15 N30 \$							
BAS=[ORIG=6,57] E10 N16 W10 S16 \$							
FOP=[ORIG=-10,57] S4 E26 N4 W26 \$							