PARCEL G SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, S 2304.74 FT
W R/W OF SW ITCHETUCKNEE AVE, CO

RYAN JONATHON RALPH/RYAN SANDRA LYNN
4570 SERNA AVE
GRANT VALKARIA, FL 32950

2026

24-5S-15-00469-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.02	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

681 SW JOE MARKHAM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	117,090
TOTAL MARKET VALUE	19,243
SOH/AGL Deduction	0
ASSESSED VALUE	19,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,243
TOTAL JUST VALUE	132,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051430	New Residential C	317,000	11/07/2024
000049453	Storage Building	27,250	03/19/2024
000048832	Electrical Servic	0	12/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1494/1481	7/07/2023	TR	Q	V	01	129,000

GRANTOR: GOROSPE SHIRLEY ANN R

GRANTEE: RYAN JONATHON RALPH

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	3,120.00	UT	5.00	5.00	100	2025	2024		100	15,600	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	6200	A	PASTURE 3	0					13.01	AC		1.00	1.00	1.00	280.00	280.00	3,643							
2	9910	M	MKT.VAL.AG	0					13.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,090							

REVIEW DATE 05/09/2024 BY MLU Total Acres: 13.01 Total Land Value: 3,643 Market: 117,090 Agricultural: 3,643 Common: 0 PRINTED 11/07/2025 BY SYS