

E1/2 OF SW1/4 OF SE1/4 OF NE1/4
OF SE1/4 OF NE1/4 & W1/2 OF SW1/
NE1/4 N OF CR-349, EX 1 AC IN SW

RYALS VALERIE W/WITT GARY D
283 SW GENT GLN
LAKE CITY, FL 32024

2026

26-5S-17-09398-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	25517.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,463	100		2,463	194,195
FOP	760	30		228	17,976
FSP	472	40		189	14,902
FST	80	55		44	3,469
UGR	575	45		259	20,421

TOTALS	4,350			3,183	250,964
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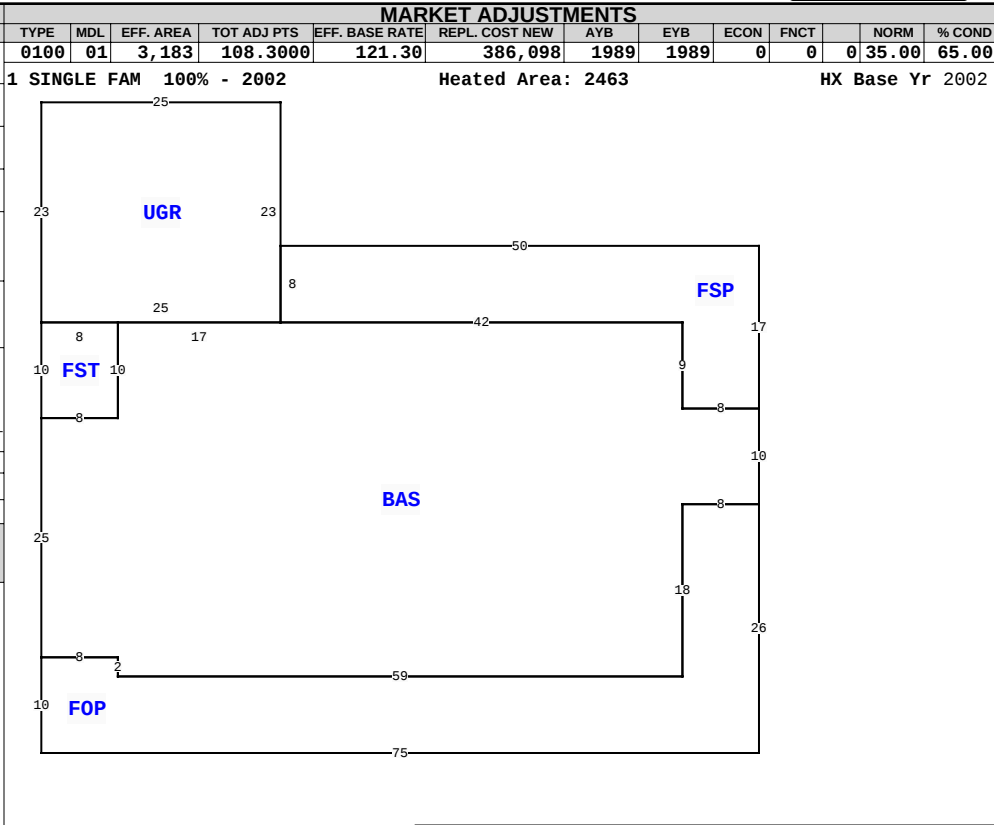
EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	100	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0166	CONC,PAVMT	0	100	0	0	995.00	UT	0.70	0.70	100	0	0	3	100	697	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	8,880.00	UT	0.27	0.27	100	0	0	3	100	2,398	
8	0214	GRN HOUSE	0	100	30	96	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,728	
9	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
10	0282	POOL ENCL	0	100	34	50	1,700.00	UT	7.50	7.50	100	1999	1999	3	40	5,100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5600	A	TIMBER 3	0		00	0.00	0.00	10.55	AC		1.00	1.00	1.00	281.00	281.00	2,965							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,950							

REVIEW DATE	08/25/2017	BY	BC
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1277 SE COUNTY ROAD 349 , LAKE CITY

TOTAL OB/XF																	34,509
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	100	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0166	CONC,PAVMT	0	100	0	0	995.00	UT	0.70	0.70	100	0	0	3	100	697	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	8,880.00	UT	0.27	0.27	100	0	0	3	100	2,398	
8	0214	GRN HOUSE	0	100	30	96	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,728	
9	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
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1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5600	A	TIMBER 3	0		00	0.00	0.00	10.55	AC		1.00	1.00	1.00	281.00	281.00	2,965							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,950							

Total Acres:	12.55	Total Land Value:	20,965	Market:	94,950	Agricultural:	2,965	Common:	18,000
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COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,964
TOTAL MARKET OB/XF VALUE		34,909
TOTAL LAND VALUE - MARKET		112,950
TOTAL MARKET VALUE		306,838
SOH/AGL Deduction		109,545
ASSESSED VALUE		197,293
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		141,571
TOTAL JUST VALUE		398,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28505	MAINT/ALTR	25	04/23/2010
16328	M H	125	11/23/1999
16102	POOL	100	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1088	8/06/2025	PB U	I	18		0

GRANTOR: CLERK OF COURT (WITT)
GRANTEE: RYALS VALERIE W
0970/1798 12/18/2002 WD Q V 03 11,500
GRANTOR: ROBER & SUSAN WITT AS
GRANTEE: KENNETH & LOUISE WI

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N17 W50 S8 E42 S9 E8\$ BAS= W8 N9 W42 UGR= N23 W25 S23
E25\$ W17 FST= W8 S10 E8 N10\$ S10 W8S25 FOP= S10 E75 N26 W8
S18 W59 N2 W8\$ E8 S2 E59 N18 E8 N10\$.

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