

LOT 16 BLOCK 3 UNIT 3 GWEN LAKE
593-486, 664-455, 732-377, 851-2

RYAN SAMUEL J/RYAN MELISSA A
440 SW SWEET BREEZE DR
LAKE CITY, FL 32024

2026

31-3S-17-05999-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floo	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	1.5 100
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				MKT AREA	06
NEIGHBORHOOD/LOC		31317.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100		1,645	131,732
FCP	264	25		66	5,285
FOP	26	30		8	641
UST	60	45		27	2,162

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,746	110.0000	123.20	215,107	1955	1990	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2025											
Heated Area: 1645											
HX Base Yr											
BLD DATE											
LGL DATE											
XF DATE											
LAND DATE											
AG DATE											
764 NW PALM DR, LAKE CITY											
04/27/2022											
MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	2,000	
100	1993	1993	3	100	200	
100	1993	1993	3	100	300	
100	2011	2011	3	100	50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	0		*RSF	2 0.00	0.00	12,234.76	SF	1.00

TOTAL OB/XF											
2,550											
1.00	1.00	1.00	0.95	0.95	11,623						

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	139,820		
TOTAL MARKET OB/XF VALUE	2,550		
TOTAL LAND VALUE - MARKET	11,623		
TOTAL MARKET VALUE	153,993		
SOH/AGL Deduction	0		
ASSESSED VALUE	153,993		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	153,993		
TOTAL JUST VALUE	153,993		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	156,144		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
100	MAINT/ALTR	50	03/06/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1536/47	3/20/2025	QC	U	I	11
GRANTOR: SJR INVESTMENTS LLC					
GRANTEE: RYAN SAMUEL J					
1513/139	3/28/2024	QC	U	I	11
GRANTOR: RYAN SMAUEL J					
GRANTEE: SJR INVESTMENTS LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W31 N16 W15 S16 W7 UST= W12 S5 E12 N5\$ S5 FCP= W12 S22 E12 N22\$ S22 E11 FOP= E13 N2 W13 S2\$ N2 E13 S2E29 N27\$.											