

S 315 FT OF N 630 FT OF NW1/4 OF
389-57, 1003-1131,

RYALS VALERIE W/RYALS CHRIS
709 SE ORMOND WITT ROAD
LAKE CITY, FL 32025

2026

35-5S-17-09515-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

NEIGHBORHOOD/LOC					
35517.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	128,064
FCP	840	25		210	17,350
FOP	160	30		48	3,966
FSP	492	40		197	16,277
FST	100	55		55	4,544
SFB	420	80		336	27,761
TOTALS	3,562			2,396	197,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0166	CONC,PAVMT	0	100	10	10		1.00	UT 0.00
3	0296	SHED METAL	0	100	10	10		1.00	UT 0.00
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
5	0030	BARN,MT	0	100	0	0		1.00	UT 9,000.00
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 2,500.00

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	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,396	113.4900	127.11	304,556	1980	1980	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0												
Heated Area: 1970 HX Base Yr												
675 SE ORMOND WITT RD, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
04/07/2025		MLU	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,961	
TOTAL MARKET OB/XF VALUE		20,500	
TOTAL LAND VALUE - MARKET		90,250	
TOTAL MARKET VALUE		230,341	
SOH/AGL Deduction		89,131	
ASSESSED VALUE		141,210	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		90,488	
TOTAL JUST VALUE		308,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042681	Electrical Servic	0	09/03/2021
26574	M H	484	01/03/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1003/1131	12/30/2003	WD	Q	V	01	100
GRANTOR: WITT						
GRANTEE: RYALS 6.50 AC+-						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S30 E25 FOP= S8 E20N8 W20\$ E34 FST= E10 FCP= E20 N42 W20 S42\$ N10 W10 S10\$ N10 SFB= E10 N20 FSP= N12 W41 S12 E41\$ W21 S20E11\$ W11 N20\$.									