COMM NW COR OF SW1/4 OF SE1/4, S POB, E 208.73 FT, S 208.73 FT TO CO RD, W 208.73 FT, N 208.73 FT

RYGWALSKI AMANDA A
191 SW COVEY COURT
LAKE CITY, FL 32025

2027

01-4S-16-02697-001

BUILDING CHARACTERISTICS

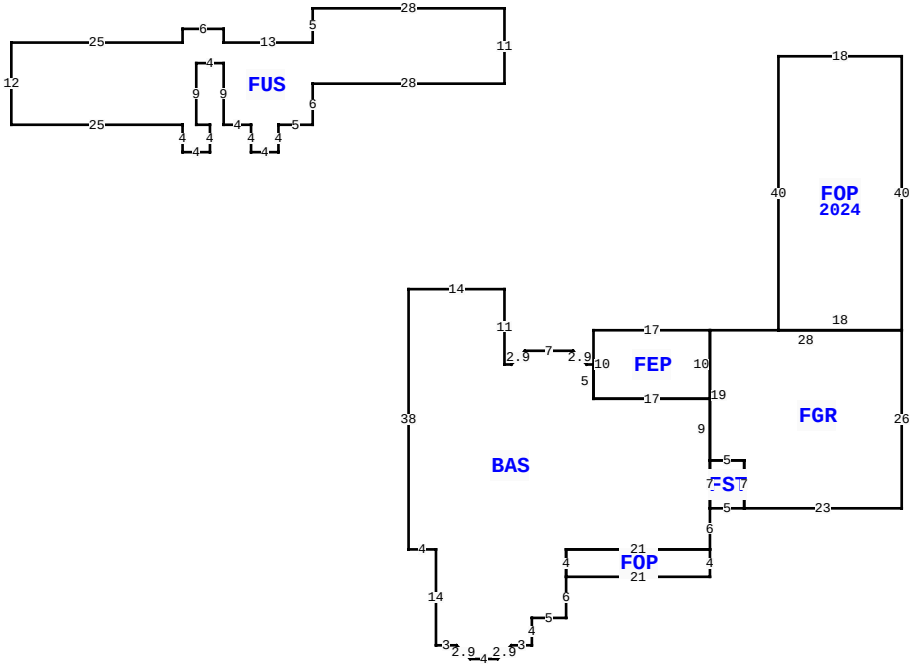
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100		1,533	137,291
FEP	170	80		136	12,180
FGR	693	55		381	34,121
FOP	84	30		25	2,239
FOP	720	30	2024	216	19,344
FST	35	55		19	1,702
FUS	844	100		844	75,586
TOTALS	4,079			3,154	282,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,154	125.2551	137.78	434,558	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2377 HX Base Yr 2025



191 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,463
TOTAL MARKET OB/XF VALUE		38,558
TOTAL LAND VALUE - MARKET		19,000
TOTAL MARKET VALUE		340,021
SOH/AGL Deduction		0
ASSESSED VALUE		340,021
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,610
TOTAL JUST VALUE		340,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045292	Roof Replacement	29,201	08/26/2022
40576	GENERATOR	0	09/23/2020
18759	POOL	100	09/24/2001
10139	SFR	250	08/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/905	9/09/2022	WD	Q	I	01	425,000
GRANTOR: PEELER JUSTIN						
GRANTEE: RYGWALSKI AMANDA A						
1395/1908	9/30/2019	WD	Q	I	01	235,000
GRANTOR: DORA POWELL						
GRANTEE: JUSTIN PEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S38 E4 S14 E3 D2R2 E4 U2R2 E3 N4 E5 N6 N4 E21 N6 N7 N9 W17 N5 W1 U2L2 W7 D2L2 W1 N11 $
FUS=[ORIG=0,-30] N11 W28 S5 W13 N2 W6 S2 W25 S12 E25 S4 E4 N4 W2 N9 E4 S9 E4 S4 E4 N4 E5 N6 E28 $
FGR=[ORIG=30,25] E5 S7 E23 N26 W28 S19 $
FEP=[ORIG=30,16] N10 W17 S10 E17 $
FOP=[ORIG=9,42] E21 N4 W21 S4 $
FST=[ORIG=30,32] E5 N7 W5 S7 $
FOP=[YR=2024;ORIG=40,-34] E18 S40 W18 N40 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,359.00	UT	2.00	2.00	100	1996	1996	3	100	4,718	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2001	2001	3	40	13,440	
4	0166	CONC,PAVMT	0	100	0	0	1,344.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	6,800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 38,558

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							

REVIEW DATE 08/16/2023 BY JB Total Acres: 1.00 Total Land Value: 19,000 Market: 0 Agricultural: 0 Common: 19,000 PRINTED 11/17/2026 BY SYS