N1/2 OF S1/2 OF NW1/4 OF SW1/4 E
DESC ORB 590-82 & EX 0.74 AC DES
& EX 2.59 AC DESC ORB 937-1048 &

MARTINEZ JOSE RODRIGUEZ
236 NW PITTS GLN
LAKE CITY, FL 32055

2027

17-3S-17-05034-000

BUILDING CHARACTERISTICS

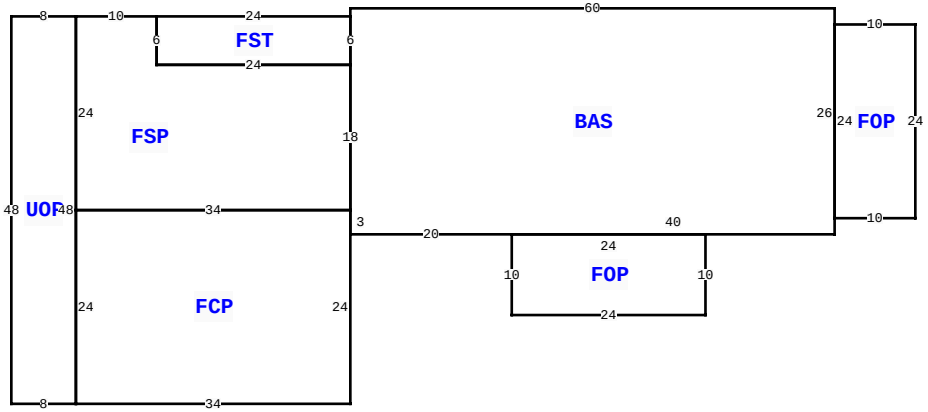
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	71,215
FCP	816	25		204	8,648
FOP	240	30		72	3,052
FOP	240	30		72	3,052
FSP	672	40		269	11,403
FST	144	55		79	3,349
UOP	384	20		77	3,264
TOTALS	4,176			2,453	103,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,453	85.6320	94.20	231,073	1974	1974	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 1680 HX Base Yr



236 NW PITTS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	103,983
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	27,105
TOTAL MARKET VALUE	137,388
SOH/AGL Deduction	0
ASSESSED VALUE	137,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,388
TOTAL JUST VALUE	137,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1348	9/12/2024	WD	U	I	37	70,000
GRANTOR: O'NEAL BONITA						
GRANTEE: MARTINEZ JOSE RODRI						
1419/1196	9/11/2020	WD	U	I	37	75,100
GRANTOR: JOHN E PITTS & LAJUAN						
GRANTEE: BONITA O'NEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S1 FST= W24 S6 E24 N6$S6 FSP= W24 N6 W10 UOP= W8 S48 E8 N48$ S24 E34 N18$ S18 FCP= W34 S24 E34 N24$ S3 E20 FOP= S10 E24 N10 W24$ E40 N2 FOP= E10 N24 W10 S24$ N26$.

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	0297	SHED CONCR	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	0		00	0.00	0.00	4.17	AC		1.00	1.00	1.00	6,500.00	6,500.00	27,105							

REVIEW DATE 12/12/2024 BY TP Total Acres: 4.17 Total Land Value: 27,105 Market: 0 Agricultural: 0 Common: 27,105 PRINTED 11/17/2026 BY SYS