COMM AT NW COR OF N1/2 OF N1/2 O
OF SW1/4, E APPROX 620 FT MOL FO
150 FT, S APPROX 133 FT TO FENCE

PITTS RYAN
240 NE RYAN GLN
LAKE CITY, FL 32055

2027

17-3S-17-05040-000

BUILDING CHARACTERISTICS

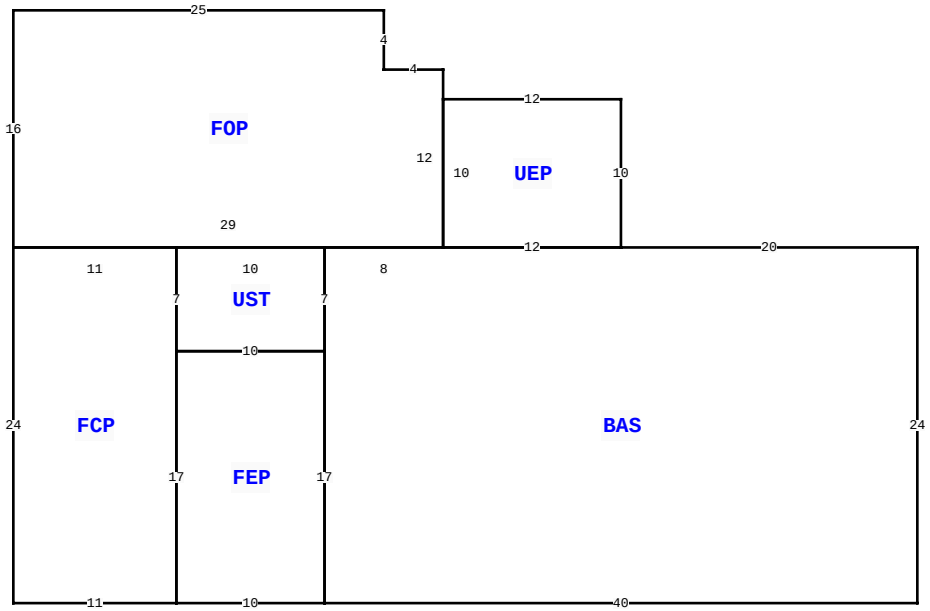
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	75,504
FCP	264	25		66	5,191
FEP	170	80		136	10,696
FOP	448	30		134	10,539
UEP	120	60		72	5,663
UST	70	45		32	2,517
TOTALS	2,032			1,400	110,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	110.0000	121.00	169,400	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 960 HX Base Yr



240 NE RYAN GLN, 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	110,110
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	4,225
TOTAL MARKET VALUE	117,135
SOH/AGL Deduction	0
ASSESSED VALUE	117,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,135
TOTAL JUST VALUE	117,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26441	M H	530	11/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/901	7/21/2023	PB	U	I	18	0

GRANTOR: CLERK OF COURT (PITTS

GRANTEE: PITTS RYAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UEP= N10 W12 S10 E12$ W12 FOP= N12 W4 N4 W25 S16 E29$ W8 UST= W10 S7 E10N7$S7 FEP= W10 FCP= N7 W11 S24 E11 N17$ S17 E10 N17$ S17 E40 N24$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0.65	AC		1.00	1.00	1.00	6,500.00	6,500.00	4,225							

REVIEW DATE 08/17/2015 BY DF Total Acres: 0.65 Total Land Value: 4,225 Market: 0 Agricultural: 0 Common: 4,225 PRINTED 11/17/2026 BY SYS