

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

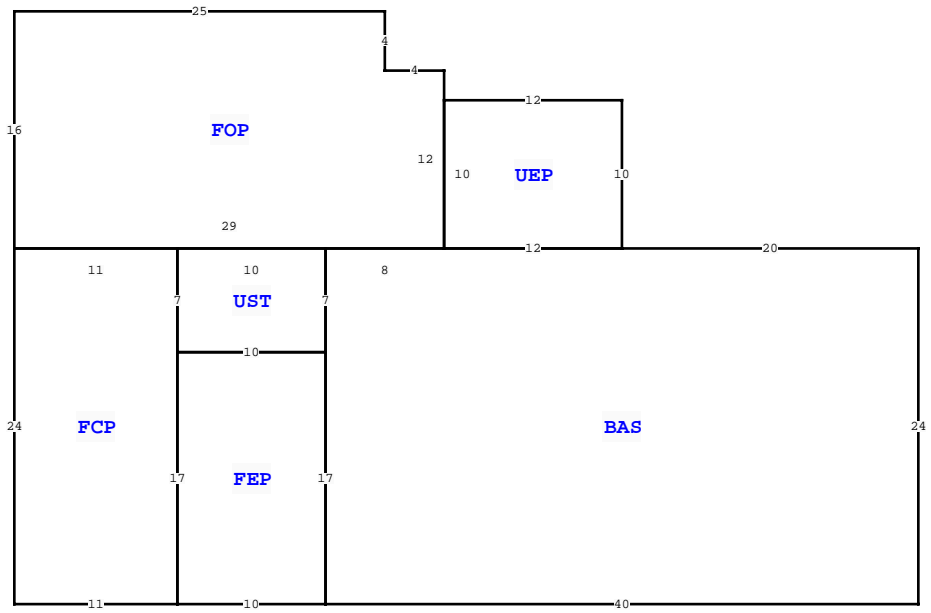
PITTS RYAN
240 NE RYAN GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	960	100	
FCP	264	25	
FEP	170	80	
FOP	448	30	
UEP	120	60	
UST	70	45	
TOTALS	2,032		

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	123.20	172,480	1967	1967	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 960 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,112
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			4,225
TOTAL MARKET VALUE			119,137
SOH/AGL Deduction			0
ASSESSED VALUE			119,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			119,137
TOTAL JUST VALUE			119,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,082

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							