

COMM INTERS E R/W US-441 & N LIN
S 685.10 FT E 320.42 FT FOR POB,
FT, S 106.36 FT, W 112.93 FT, N

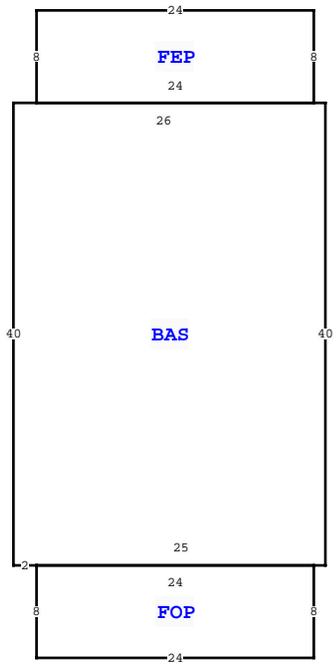
PITTS RANDY A/PITTS LORI ANN
168 NE RYAN GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-003
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
06	VINYL ASB 100				
02	WINDOW 100				
03	FORCED AIR 100				
	3 100				
	1 100				
	N/A 100				
1.	1. 100				
05	CONV 100				
	0 100				
02	02 100				
01	01 100				
04	04				
0100	SINGLE FAMILY				
	MKT AREA		07		
	17317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	67,055
FEP	192	80		154	9,562
FOP	192	30		58	3,601
TOTALS	1,464			1,292	80,218

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,292	83.7900	95.52	123,412	1968	1968		0	0	35.00	65.00
1 SINGLE FAM			100% - 1995	Heated Area: 1080			HX Base Yr 1995					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		80,218				
TOTAL MARKET OB/XF VALUE		600				
TOTAL LAND VALUE - MARKET		5,355				
TOTAL MARKET VALUE		86,173				
SOH/AGL Deduction		40,753				
ASSESSED VALUE		45,420				
TOTAL EXEMPTION VALUE		25,000		HX HB		
BASE TAXABLE VALUE		20,420				
TOTAL JUST VALUE		86,173				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		84,762				
SALE:1:1: THERE HAS TO BE SOMETHING ON THIS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/1066	4/26/1994	AG	U	V	13	26,000
GRANTOR: JOHN E & FAYE E PITTS						
GRANTEE: RANDY A & LORI ANN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W1 FEP= N8 W24 S8 E24\$ W26 S40 E2 FOP= S8 E24 N8 W24\$ E25 N40\$.						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION													TOTAL OB/XF											
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	100		00	0.00	0.00	0.30	AC		1.00	1.00	1.70	10,500.00	17,850.00	5,355							