

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

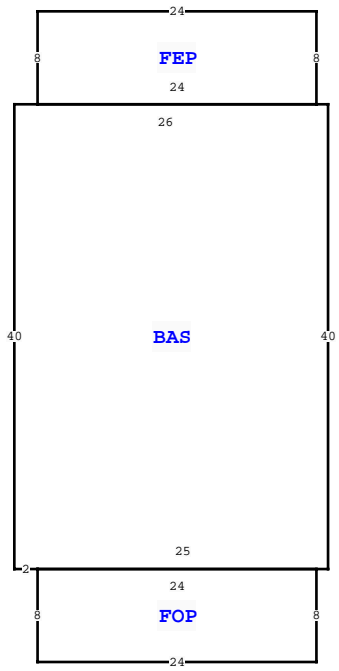
PITTS RANDY A/PITTS LORI ANN
168 NE RYAN GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-003
17-3S-17-05040-003

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 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 | 02 | WINDOW | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | | N/A | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 04 | 04 | |
| 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 | 1,080 | 100 | |
| FEP | 192 | 80 | |
| FOP | 192 | 30 | |
| TOTALS | 1,464 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 1995 | 93.84 | 121,241 | 1968 | 1968 | 0 | 0 | 35.00 | 65.00 |
| | | | Heated Area: 1080 | | | | | | | | |
| | | | HX Base Yr 1995 | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|-----------|----------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 78,807 |
| TOTAL MARKET OB/XF VALUE | | | 600 |
| TOTAL LAND VALUE - MARKET | | | 5,355 |
| TOTAL MARKET VALUE | | | 84,762 |
| SOH/AGL Deduction | | | 39,342 |
| ASSESSED VALUE | | | 45,420 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 | |
| BASE TAXABLE VALUE | | | 20,420 |
| TOTAL JUST VALUE | | | 84,762 |
| 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 / V / RSN CD |
| 0789/1066 | 4/26/1994 | AG U | V 13 |
| GRANTOR: JOHN E & FAYE E PITTS | | | SALE PRICE |
| GRANTEE: RANDY A & LORI ANN | | | 26,000 |
| 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 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 250 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | UT | 0.00 | 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 | | | | | | | |