

N1/2 OF N1/2 OF S1/2 OF NE1/4 OF STRIP 20 FT N & S BY 385 FT E & EX 0.50 AC DESC IN ORB 771-215

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

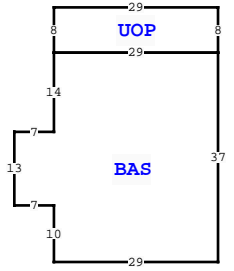
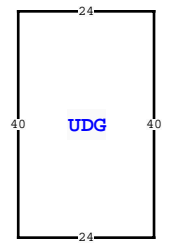
2026

17-3S-17-05040-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15		CONC BLOCK	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	06		VINYL ASB	100	
Air Condition	02		WINDOW	100	
Heating Type	02		CONVECTION	100	
Bedrooms			2	100	
Bathrooms			1	100	
Frame	01		NONE	100	
Stories	1.		1.	100	
Architectural	05		CONV	100	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	03	03			
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	1,164	100		1,164	65,922
UDG	960	55		528	29,903
UOP	232	20		46	2,605
TOTALS	2,356			1,738	98,431

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,738	77.7924	87.13	151,432	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1164 HX Base Yr													



119 NE TOMONA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1968	3	100	300	
2	0031	BARN, MT AE	0	0	38	46	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0070	CARPORT UF	0	0	30	46	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	1968	3	100	1,000	

TOTAL OB/XF 3,700

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	1.23	AC		1.00	1.00	1.00	6,500.00	6,500.00	7,995							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			98,431
TOTAL MARKET OB/XF VALUE			3,700
TOTAL LAND VALUE - MARKET			7,995
TOTAL MARKET VALUE			110,126
SOH/AGL Deduction			0
ASSESSED VALUE			110,126
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,126
TOTAL JUST VALUE			110,126
NCON VALUE			4,022
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 RANDY A

BUILDING NOTES													

**BUILDING DIMENSIONS**  
UOP= W29 S8 BAS= S14 W7 S13 E7 S10 E29 N37 W29\$ E29 N8 \$ PTR=N30 UDG= N40 W24 S40 E24\$ S30\$.