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

2027

17-3S-17-05040-004

BUILDING CHARACTERISTICS

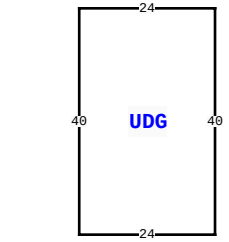
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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/

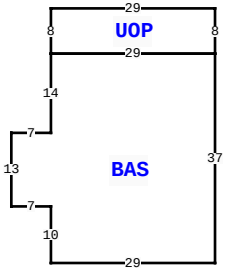
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100		1,164	64,742
UDG	960	55		528	29,368
UOP	232	20		46	2,558
TOTALS	2,356			1,738	96,669

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	85.57	148,721	1960	1960	0	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 MLU
INC DATE		AG DATE	

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	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		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,669
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	7,995
TOTAL MARKET VALUE	108,364
SOH/AGL Deduction	0
ASSESSED VALUE	108,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,364
TOTAL JUST VALUE	108,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,126

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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

REVIEW DATE 12/03/2025 BY JB Total Acres: 1.23 Total Land Value: 7,995 Market: 0 Agricultural: 0 Common: 7,995 PRINTED 11/17/2026 BY SYS