(AKA PART OF LOT 11 & PART OF LO
TRACT UNREC): COMM SE COR OF SEC
N R/W CR-242, W 1357 FT TO PT OF

RYAN PATRICIA A/YARGHN ARNOLD J
6683 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-014

BUILDING CHARACTERISTICS

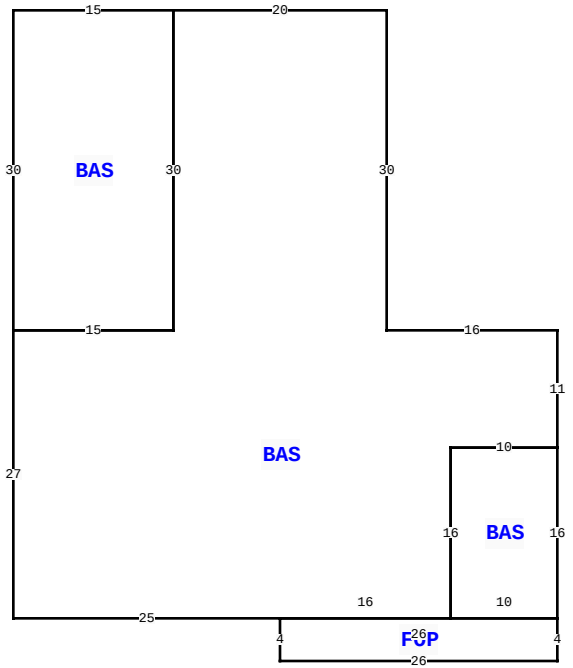
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	14,330
BAS	450	100		450	40,305
BAS	1,817	100		1,817	162,740
FOP	104	30		31	2,776
TOTALS	2,531			2,458	220,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	114.2400	127.95	314,501	1977	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 2427 HX Base Yr 2023



6683 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,151
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		14,940
TOTAL MARKET VALUE		243,741
SOH/AGL Deduction		7,006
ASSESSED VALUE		236,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,324
TOTAL JUST VALUE		243,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/311	9/07/2022	WD	Q	I	01	245,000
GRANTOR: MOORE DEBORAH S						
GRANTEE: RYAN PATRICIA A						
1475/308	8/17/2022	QC	U	I	11	100
GRANTOR: BROWN JANIE MAKALA						
GRANTEE: MOORE DEBORAH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S30 W15 S27 E25 E16 N16 E10 N11 W16 N30 $
BAS=[ORIG=-20,0] W15 S30 E15 N30 $
BAS=[ORIG=6,57] E10 N16 W10 S16 $
FOP=[ORIG=-10,57] S4 E26 N4 W26 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
3	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	100		A-1	0.00	0.00	0.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,940							

REVIEW DATE 05/13/2025 BY KS Total Acres: 0.83 Total Land Value: 14,940 Market: 0 Agricultural: 0 Common: 14,940 PRINTED 06/30/2026 BY SYS