

(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

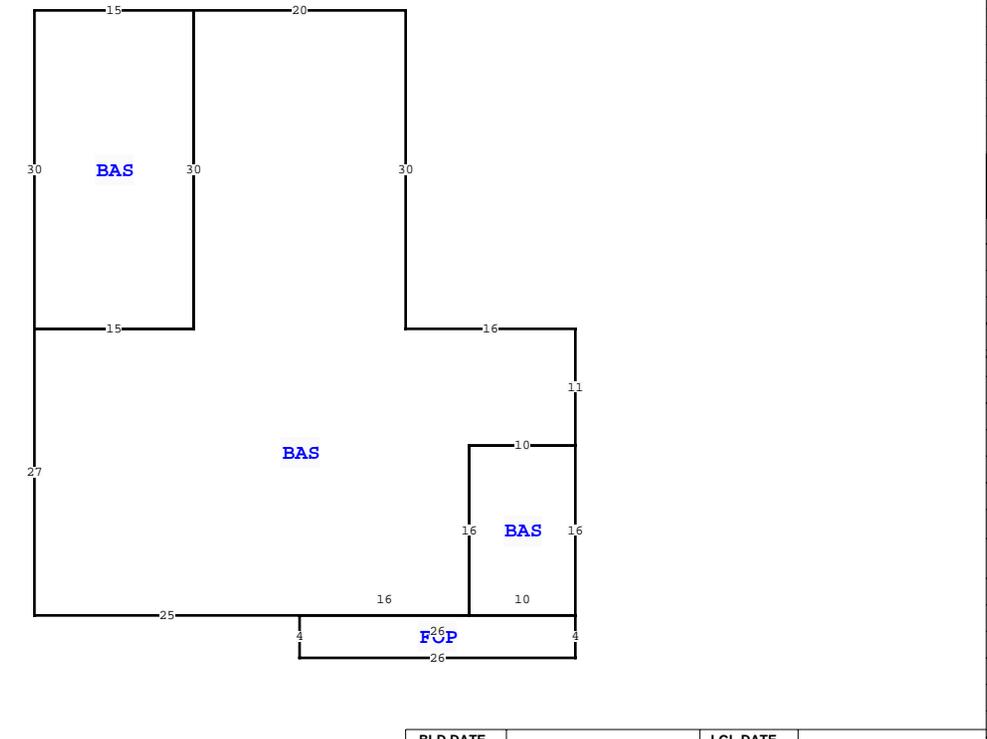
RYAN PATRICIA A/YARGHN ARNOLD J
6683 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

24-4S-15-00384-014

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

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	130.23	320,105	1977	1995	0	0	30.00	70.00



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	14,586
BAS	450	100		450	41,023
BAS	1,817	100		1,817	165,640
FOP	104	30		31	2,826
TOTALS	2,531			2,458	224,074

6683 SW COUNTY ROAD 242 , LAKE CITY

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

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

TOTAL OB/XF 8,650

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,074	
TOTAL MARKET OB/XF VALUE		8,650	
TOTAL LAND VALUE - MARKET		14,940	
TOTAL MARKET VALUE		247,664	
SOH/AGL Deduction		10,929	
ASSESSED VALUE		236,735	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		185,324	
TOTAL JUST VALUE		247,664	
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 \$	