E1/2 OF SW1/4 OF SE1/4 OF NE1/4
OF SE1/4 OF NE1/4 & W1/2 OF SW1/
NE1/4 N OF CR-349, EX 1 AC IN SW

RYALS VALERIE W/WITT GARY D
283 SW GENT GLN
LAKE CITY, FL 32024

2027

26-5S-17-09398-000

BUILDING CHARACTERISTICS

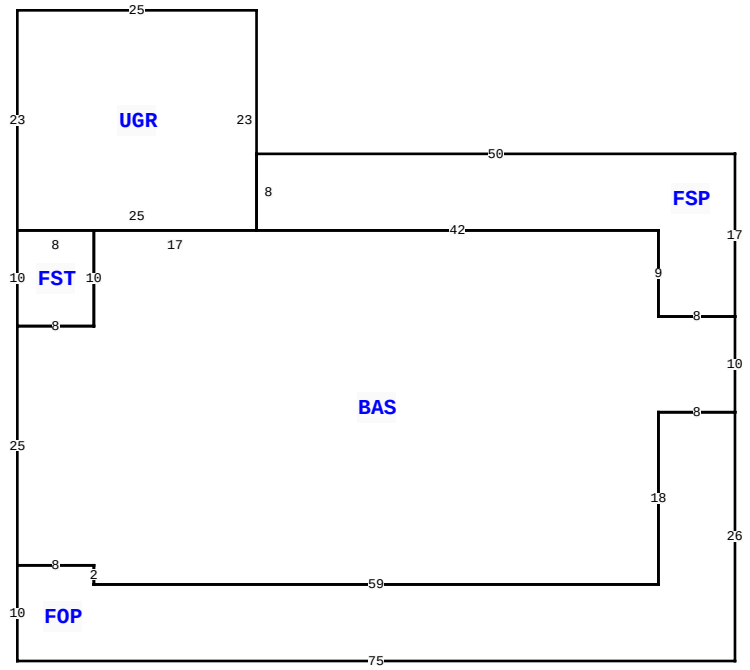
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,463	100		2,463	190,721
FOP	760	30		228	17,655
FSP	472	40		189	14,635
FST	80	55		44	3,407
UGR	575	45		259	20,056
TOTALS	4,350			3,183	246,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,183	108.3000	119.13	379,191	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2463 HX Base Yr



1277 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,474
TOTAL MARKET OB/XF VALUE	34,909
TOTAL LAND VALUE - MARKET	112,950
TOTAL MARKET VALUE	302,348
SOH/AGL Deduction	0
ASSESSED VALUE	302,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,348
TOTAL JUST VALUE	394,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056330	Roof Replacement	25,000	08/14/2026
28505	MAINT/ALTR	25	04/23/2010
16328	M H	125	11/23/1999
16102	POOL	100	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1088	8/06/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WITT						
GRANTEE: RYALS VALERIE W						
0970/1798	12/18/2002	WD	Q	V	03	11,500
GRANTOR: ROBER & SUSAN WITT AS						
GRANTEE: KENNETH & LOUISE WI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N17 W50 S8 E42 S9 E8$ BAS= W8 N9 W42 UGR= N23 W25 S23 E25$ W17 FST= W8 S10 E8 N10$ S10 W8S25 FOP= S10 E75 N26 W8 S18 W59 N2 W8$ E8 S2 E59 N18 E8 N10$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	0	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	0	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0166	CONC,PAVMT	0	0	0	0	995.00	UT	0.70	0.70	100	0	0	3	100	697	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	0	0	0	8,880.00	UT	0.27	0.27	100	0	0	3	100	2,398	
8	0214	GRN HOUSE	0	0	30	96	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,728	
9	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
10	0282	POOL ENCL	0	0	34	50	1,700.00	UT	7.50	7.50	100	1999	1999	3	40	5,100	

LAND DESCRIPTION

TOTAL OB/XF 34,509

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5600	A	TIMBER 3	0		00	0.00	0.00	10.55	AC		1.00	1.00	1.00	281.00	281.00	2,965							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,950							

REVIEW DATE 08/25/2017 BY BC Total Acres: 12.55 Total Land Value: 20,965 Market: 94,950 Agricultural: 2,965 Common: 18,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SW1/4 OF SE1/4 OF NE1/4
OF SE1/4 OF NE1/4 & W1/2 OF SW1/
NE1/4 N OF CR-349, EX 1 AC IN SW

RYALS VALERIE W/WITT GARY D
283 SW GENT GLN
LAKE CITY, FL 32024

2027

26-5S-17-09398-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,474
TOTAL MARKET OB/XF VALUE	34,909
TOTAL LAND VALUE - MARKET	112,950
TOTAL MARKET VALUE	302,348
SOH/AGL Deduction	0
ASSESSED VALUE	302,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,348
TOTAL JUST VALUE	394,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1088	8/06/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WITT						
GRANTEE: RYALS VALERIE W						
0970/1798	12/18/2002	WD	Q	V	03	11,500
GRANTOR: ROBER & SUSAN WITT AS						
GRANTEE: KENNETH & LOUISE WI						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 08/25/2017 BY BC Total Acres: 12.55 Total Land Value: 20,965 Market: 94,950 Agricultural: 2,965 Common: 18,000 PRINTED 11/17/2026 BY SYS