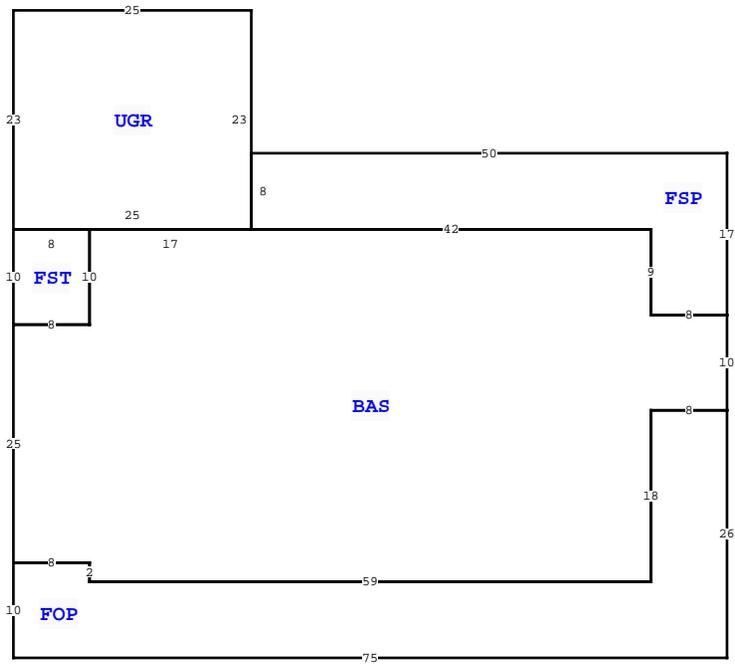




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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
BAS	2,463	100	
FOP	760	30	
FSP	472	40	
FST	80	55	
UGR	575	45	
TOTALS	4,350		

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	121.30	386,098	1989	1989	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2463 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			250,964
TOTAL MARKET OB/XF VALUE			34,909
TOTAL LAND VALUE - MARKET			112,950
TOTAL MARKET VALUE			306,838
SOH/AGL Deduction			0
ASSESSED VALUE			306,838
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,838
TOTAL JUST VALUE			398,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	0180	FPLC 1STRY			
2	0021	BARN,FR AE			
3	0040	BARN,POLE			
4	0258	PATIO			
5	0166	CONC,PAVMT			
6	9945	Well/Sept			
7	0260	PAVEMENT-A			
8	0214	GRN HOUSE			
9	0280	POOL R/CON			
10	0282	POOL ENCL			

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	
1	0180	FPLC 1STRY	0	0	0	0	1.00	2,000.00	2,000.00	100	0	0	3
2	0021	BARN,FR AE	0	0	14	20	1.00	0.00	0.00	100	0	0	3
3	0040	BARN,POLE	0	0	24	60	1.00	0.00	0.00	100	0	0	3
4	0258	PATIO	0	0	0	0	1.00	0.00	0.00	100	0	0	3
5	0166	CONC,PAVMT	0	0	0	0	995.00	0.70	0.70	100	0	0	3
6	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100		3	100
7	0260	PAVEMENT-A	0	0	0	0	8,880.00	0.27	0.27	100	0	0	3
8	0214	GRN HOUSE	0	0	30	96	1.00	0.00	0.00	100	1993	1993	3
9	0280	POOL R/CON	0	0	16	32	512.00	70.00	70.00	100	1999	1999	3
10	0282	POOL ENCL	0	0	34	50	1,700.00	7.50	7.50	100	1999	1999	3
TOTALS													

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR
2	0000	C	VAC RES
3	5600	A	TIMBER 3
4	9910	M	MKT.VAL.AG

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

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\$.	

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

2026

26-5S-17-09398-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1546/1088</td> <td>8/06/2025</td> <td>PB U</td> <td></td> <td>I</td> <td>18</td> <td>0</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1546/1088	8/06/2025	PB U		I	18	0
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1546/1088	8/06/2025	PB U		I	18	0																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 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																											
11	0296	SHED METAL	0	0	0	0			0.00	100	2005	2005	3	100	400																												
										TOTAL OB/XF 400																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/08/2026 BY SYS																																											