

COMM SE COR OF SEC, RUN N ALONG
413.50 FT, W 48.07 FT, N 193.80
N 290.70 FT, W 449.54 FT, S 290.

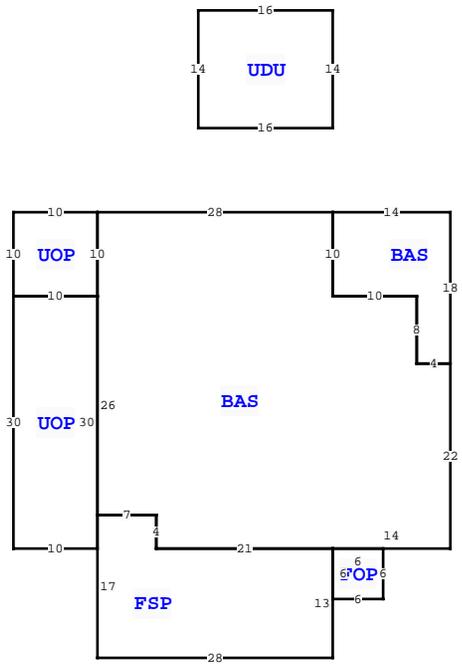
RYAN WILLIAM J/RYAN JANICE R
215 SW FAMILY CT
LAKE CITY, FL 32025

2026

30-4S-17-08913-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	01
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	172	100	
BAS	1,480	100	
FOP	36	30	
FSP	392	40	
UDU	224	55	
UOP	100	20	
UOP	300	20	
TOTALS	2,704		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2000		243,387	1984	1984	0	0	35.00	65.00
				Heated Area: 1652			HX Base Yr 2000				



215 SW FAMILY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			158,202
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			191,202
SOH/AGL Deduction			85,779
ASSESSED VALUE			105,423
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			54,012
TOTAL JUST VALUE			191,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31498	MAINT/ALTR	30	10/07/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/0700	9/30/1999	WD	Q	I		90,500
GRANTOR: VANCE 'S						
GRANTEE: RYAN 'S						
0793/2149	8/02/1994	WD	Q	I		64,000
GRANTOR: LINDA S BAKER						
GRANTEE: ROBERT K & GAIL VAN						

EXTRA FEATURES	
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

BUILDING DIMENSIONS	
BAS=	W28 UOP= W10 S10 E10 N10\$ S10 UOP= W10 S30 E10 N30\$ S26
FSP=	S17 E28 N13 W21 N4 W7\$ E7 S4 E21 FOP= S6 E6 N6 W6\$ E14
N22	BAS= N18 W14 S10 E10 S8 E4\$ W4 N8 W10 N10\$ PTR= N10 UDU=
	N14 W16 S14 E16\$ S10\$.

LAND DESCRIPTION												TOTAL OB/XF												
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
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							

LAND DESCRIPTION		TOTAL OB/XF																						
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
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							