

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
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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 Floo	14	CARPET 80	
Interior Floo	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								
Heated Area: 1652						HX Base Yr 2000					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		155,427	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		33,000	
TOTAL MARKET VALUE		188,427	
SOH/AGL Deduction		83,004	
ASSESSED VALUE		105,423	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		54,012	
TOTAL JUST VALUE		188,427	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,427	
SALE:1:1: 3 ACRES WITH HOUSE			
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	Q	I		90,500
GRANTOR: VANCE 'S						
GRANTEE: RYAN 'S						
0793/2149	8/02/1994	WD Q	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

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

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