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

2027

30-4S-17-08913-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

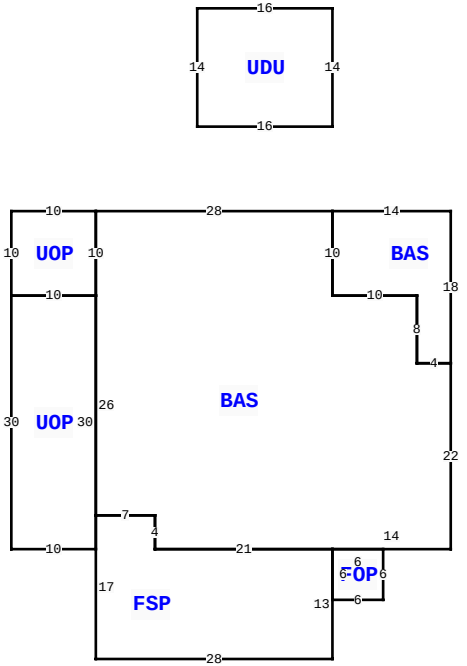
NEIGHBORHOOD/LOC 30417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	172	100		172	12,979
BAS	1,480	100		1,480	111,678
FOP	36	30		11	830
FSP	392	40		157	11,847
UDU	224	55		123	9,281
UOP	100	20		20	1,509
UOP	300	20		60	4,527
TOTALS	2,704			2,023	152,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	105.5360	116.09	234,850	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1652 HX Base Yr 2000



215 SW FAMILY CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,652
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		185,652
SOH/AGL Deduction		77,066
ASSESSED VALUE		108,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,175
TOTAL JUST VALUE		185,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,427

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	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						

BUILDING 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$.

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

TOTAL OB/XF 0

LAND DESCRIPTION

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							

REVIEW DATE 07/05/2017 BY DF Total Acres: 3.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS