S 315 FT OF N 630 FT OF NW1/4 OF
389-57, 1003-1131,

RYALS VALERIE W/RYALS CHRIS
709 SE ORMOND WITT ROAD
LAKE CITY, FL 32025

2027

35-5S-17-09515-002

BUILDING CHARACTERISTICS

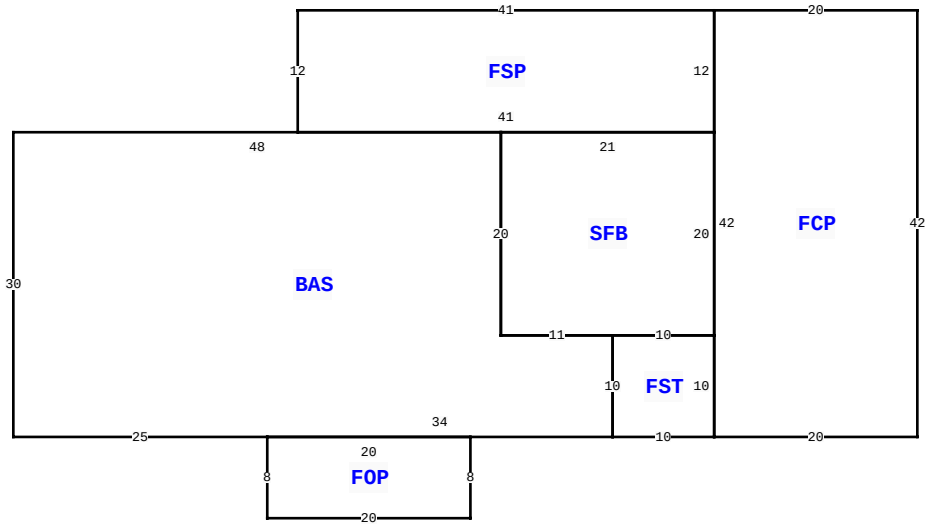
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	125,776
FCP	840	25		210	17,040
FOP	160	30		48	3,895
FSP	492	40		197	15,985
FST	100	55		55	4,463
SFB	420	80		336	27,265
TOTALS	3,562			2,396	194,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	113.4900	124.84	299,117	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1970 HX Base Yr



675 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,426
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		104,500
TOTAL MARKET VALUE		228,306
SOH/AGL Deduction		83,348
ASSESSED VALUE		144,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,547
TOTAL JUST VALUE		319,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042681	Electrical Servic	0	09/03/2021
26574	M H	484	01/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1131	12/30/2003	WD	Q	V	01	100

GRANTOR: WITT

GRANTEE: RYALS 6.50 AC+-

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S30 E25 FOP= S8 E20N8 W20$ E34 FST= E10 FCP= E20 N42 W20 S42$ N10 W10 S10$ N10 SFB= E10 N20 FSP= N12 W41 S12 E41$ W21 S20E11$ W11 N20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 20,500

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							

REVIEW DATE 03/18/2022 BY JB Total Acres: 9.50 Total Land Value: 13,380 Market: 93,500 Agricultural: 2,380 Common: 11,000 PRINTED 11/16/2026 BY SYS