BEG NE COR OF NE1/4, RUN W 540.8
E TO SEC LINE, N TO POB, EX W 17
EX RD R/W.

C A BOONE CONSTRUCTION INC
PO BOX 3236
LAKE CITY, FL 32056

2026

01-4S-16-02708-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

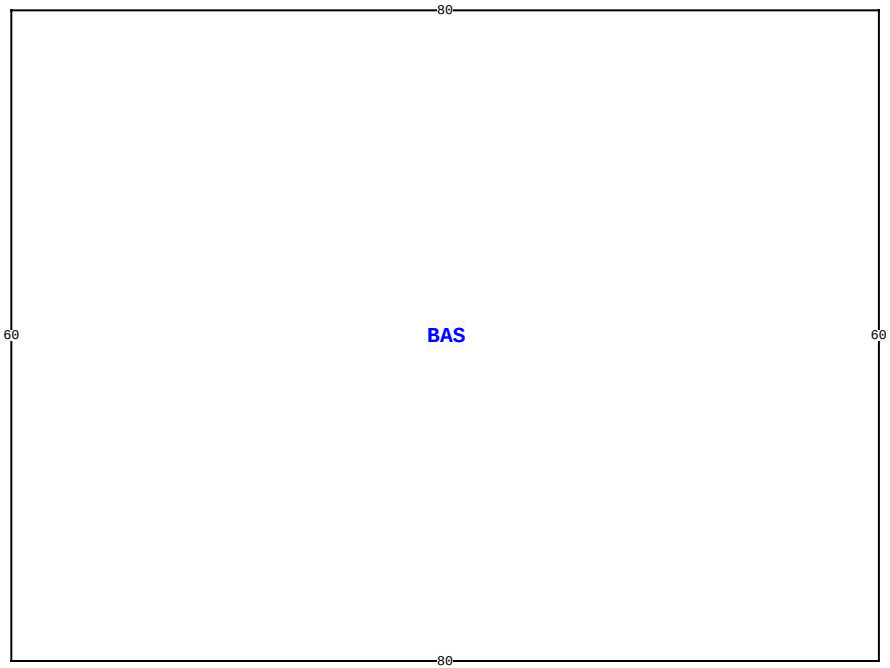
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100		4,800	247,061
TOTALS	4,800			4,800	247,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,800	142.5829	54.18	260,064	2018	2018	0	0	0	5.00	95.00

3 PREF M B A 0% - 0 Heated Area: 4800 HX Base Yr



370 SW SANDLIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,061
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	30,625
TOTAL MARKET VALUE	280,186
SOH/AGL Deduction	0
ASSESSED VALUE	280,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,186
TOTAL JUST VALUE	280,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36092	COMMERCIAL	592	12/13/2017
11689	M H	125	09/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1007/0542	2/13/2004	WD	Q	I		60,000
GRANTOR: DIANE RATLIFF						
GRANTEE: C A BOONE						
0844/0893	8/12/1997	WD	Q	I	01	0
GRANTOR: ESTATE OF BENNIE RATL						
GRANTEE: DIANE RATLIFF (HIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S60 E80 N60$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	4800	C	WAREHOUSE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	17,500.00	17,500.00	17,500							
2	0000	C	VAC RES	0		00	0.00	0.00	0.75	AC		1.00	1.00	1.00	17,500.00	17,500.00	13,125							

REVIEW DATE 08/15/2023 BY JB Total Acres: 1.75 Total Land Value: 30,625 Market: 0 Agricultural: 0 Common: 30,625 PRINTED 10/02/2025 BY SYS