LOT 20 BLK C HIGH HAMMOCK.

756-300, LE 1454-1599, LE 1510-9

RATLIFF LEONA M
439 SE BEADIE DR
LAKE CITY, FL 32025

2026

09-4S-17-08301-170

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

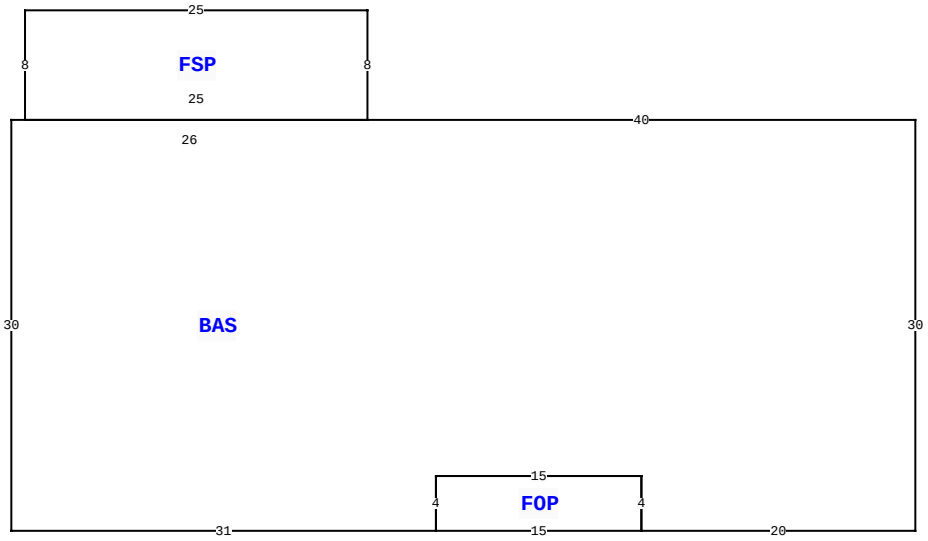
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	113,066
FOP	60	35		21	1,236
FSP	200	40		80	4,711
TOTALS	2,180			2,021	119,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,021	113.9000	107.07	216,388	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1920 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

439 SE BEADIE DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,013
TOTAL MARKET OB/XF VALUE		9,068
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		146,581
SOH/AGL Deduction		81,332
ASSESSED VALUE		65,249
TOTAL EXEMPTION VALUE	HX HB SX	65,249
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		146,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/98	2/28/2024	LE	U	I	14	100
GRANTOR: RATLIFF MARCUS LEON						
GRANTEE: RATLIFF MARCUS LEON						
1454/1599	10/14/2021	LE	U	I	14	100
GRANTOR: RATLIFF MARCUS L						
GRANTEE: DOWLING LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N8 W25 S8 E25$ W26 S30 E31 FOP= E15 N4 W15 S4$ N4 E15 S4 E20 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
2	0166	CONC,PAVMT	0	100	32	32	1,024.00	UT	1.50	1.50	50	1999	1999	3	50	768	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	
5	0060	CARPORT F	0	100	25	34	1,600.00	UT	5.00	5.00	50	2004	2004	3	50	4,000	

LAND DESCRIPTION

TOTAL OB/XF 9,068

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS