BEG NE COR OF SE1/4 OF SW1/4, W
379.60 E 580.96 FT, S 409.60 FT,
416.69 FT, E 549.41 FT, N 372.51

RATCLIFF PATRICIA SANDRA/RATCLIFF ANDREW TYSON
491 SW SUNN ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

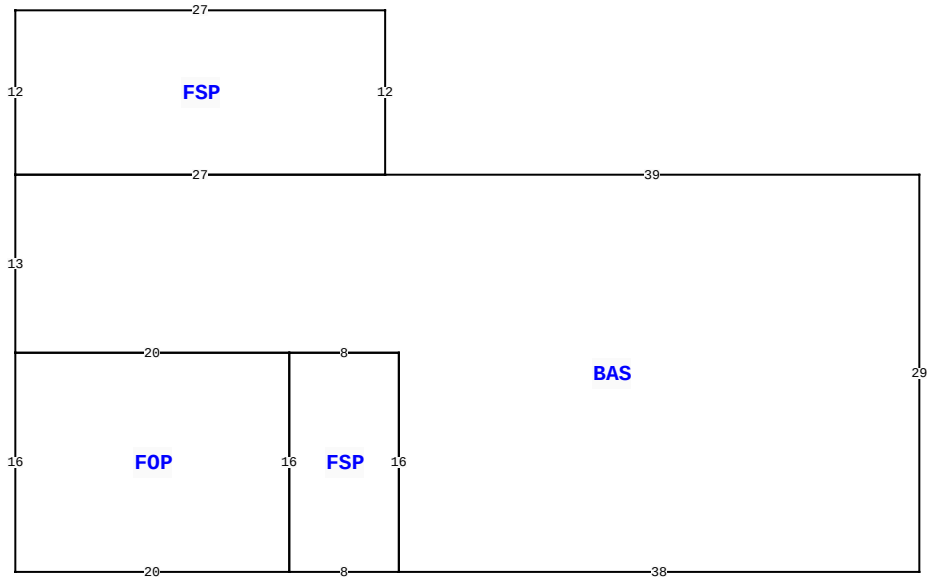
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	33,038
FOP	320	35		112	2,524
FSP	128	40		51	1,149
FSP	324	40		130	2,930
TOTALS	2,238			1,759	39,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,759	93.9000	56.34	99,102	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2003 Heated Area: 1466 HX Base Yr 2003



491 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,641
TOTAL MARKET OB/XF VALUE		15,698
TOTAL LAND VALUE - MARKET		92,790
TOTAL MARKET VALUE		68,482
SOH/AGL Deduction		20,977
ASSESSED VALUE		47,505
TOTAL EXEMPTION VALUE	HX HB WX SX	47,505
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		148,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,129

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053491	Electrical Servic		06/30/2025
7288	M H	60	06/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/2566	12/29/2014	WD	U	I	11	100
GRANTOR: PATRICIA SANDRA RATCL						
GRANTEE: PATRICIA S RATCLIFF						
0971/1659	11/22/2002	WD	Q	I		79,900
GRANTOR: JAIME ORLANDO & SALLY						
GRANTEE: SHERROD TYSON & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FSP= N12 W27 S12 E27$ W27 S13 FOP= S16 E20 N16 W20$E20 FSP= S16 E8 N16 W8$ E8 S16 E38 N29$.

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	0166	CONC,PAVMT	0	100	18	36	1.00	UT	0.00	0.00	100	1998	1998	3	100	648	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	250	
3	0296	SHED METAL	0	100	20	20	400.00	UT	12.00	12.00	100	2007	2007	3	100	4,800	
4	0070	CARPORT UF	0	100	20	25	500.00	UT	2.50	2.50	100	2007	2007	3	100	1,250	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	20	25	700.00	UT	2.50	2.50	100	2007	2007	3	100	1,750	

LAND DESCRIPTION

TOTAL OB/XF 15,698

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.31	AC		1.00	1.00	1.00	445.00	445.00	4,143							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.31	AC		1.00	1.00	1.00	9,000.00	9,000.00	83,790							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 10.31 Total Land Value: 13,143 Market: 83,790 Agricultural: 4,143 Common: 9,000 PRINTED 11/19/2025 BY SYS