

LOT 8 LEE-VEL S/D.  
ORB 815-1843, 822-1207, (DC 1244

RATLIFF SHERRY G  
4365 SW PINEMOUNT RD  
LAKE CITY, FL 32024

2025

12-4S-15-00347-108



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 19  | COMMON BRK 70  |
| Exterior Wall            | 32  | HARDIE BRD 30  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 90      |
| Interior Floor           | 12  | HARDWOOD 10    |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 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         |

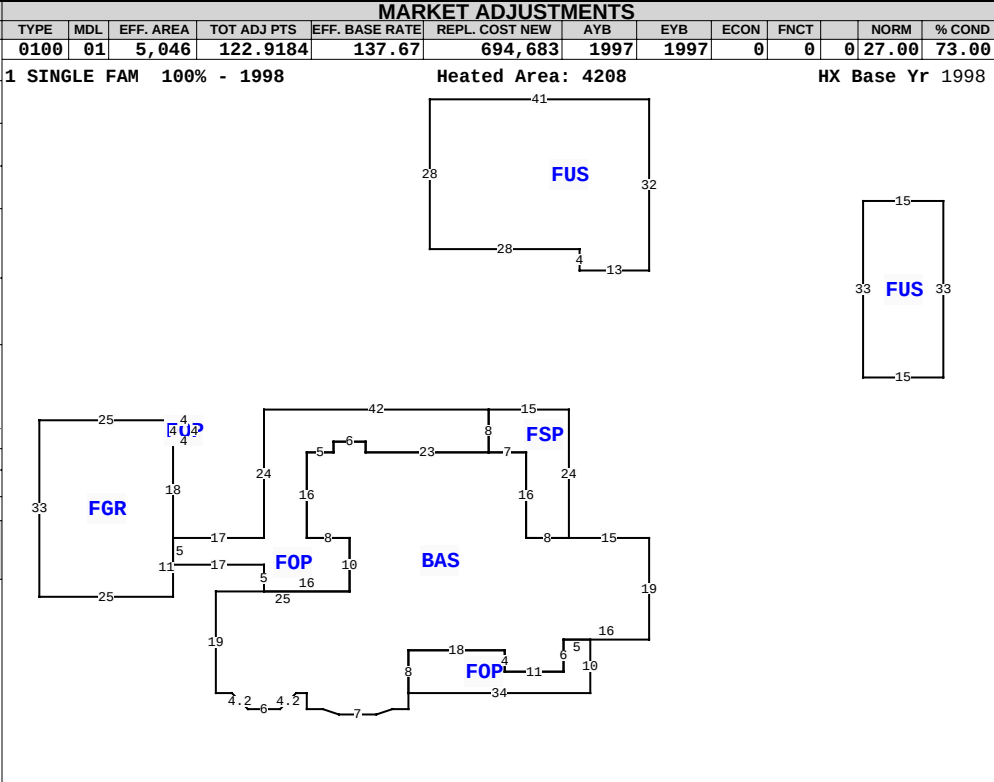
|          |                 |    |
|----------|-----------------|----|
| Quality  | 07              | 07 |
| DOR CODE | 5000IMPROVED AG |    |
| MAP NUM  | MKT AREA        | 01 |

| NEIGHBORHOOD/LOC |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| 12415.020 1.00/  |                  |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,513            | 100         |      | 2,513        | 252,554              |
| FGR              | 825              | 55          |      | 454          | 45,626               |
| FOP              | 16               | 30          |      | 5            | 502                  |
| FOP              | 238              | 30          |      | 71           | 7,136                |
| FOP              | 697              | 30          |      | 209          | 21,004               |
| FSP              | 248              | 40          |      | 99           | 9,949                |
| FUS              | 495              | 100         |      | 495          | 49,747               |
| FUS              | 1,200            | 100         |      | 1,200        | 120,599              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 6,232 |  |  | 5,046 | 507,119 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |       |    |        |                |
|----------------|------------|-------------|---------|-----|----|-------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 0     |    | 1.00   | 2,000.00       |
| 2              | 0260       | PAVEMENT-A  | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           |
| 3              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           |
| 4              | 0020       | BARN, FR    | 0       | 100 | 24 | 36    |    | 864.00 | 9.00           |
| 5              | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     |    | 1.00   | 750.00         |
| 6              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           |
| 7              | 0104       | GENERATOR   | 0       | 100 | 0  | 0     |    | 1.00   | 6,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |
| 2                | 5200     | A   | CROPLAND 2           | 0   |     | A-1      | 0.00  | 0.00  | 4.01        |
| 3                | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 4.01        |



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 4365 SW PINEMOUNT RD, LAKE CITY | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| L N | 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   | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 0     |    | 1.00   | 2,000.00       | 100       | 1997    | 1997        | 3 | 100    | 2,000           |       |
| 2   | 0260       | PAVEMENT-A  | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 1,500           |       |
| 3   | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 1,200           |       |
| 4   | 0020       | BARN, FR    | 0       | 100 | 24 | 36    |    | 864.00 | 9.00           | 100       | 2005    | 2005        | 3 | 100    | 7,776           |       |
| 5   | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     |    | 1.00   | 750.00         | 50        | 2013    | 2013        | 3 | 50     | 375             |       |
| 6   | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 0     |    | 1.00   | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 100             |       |
| 7   | 0104       | GENERATOR   | 0       | 100 | 0  | 0     |    | 1.00   | 6,000.00       | 100       | 2025    | 2024        |   | 95     | 5,700           |       |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                |        |  |  | 18,651 |  |  |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|--|--------|--|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |  |        |  |  |  |
| A-1         | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.15    | 11,000.00  | 12,650.00      |        |  |  |        |  |  |  |
| A-1         | 0.00  | 0.00  | 4.01        | AC        |     | 1.00      | 1.00   | 1.00    | 370.00     | 370.00         |        |  |  |        |  |  |  |
| A-1         | 0.00  | 0.00  | 4.01        | AC        |     | 1.00      | 1.00   | 1.15    | 11,000.00  | 12,650.00      |        |  |  |        |  |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |  |        |  |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |  |        |  |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |  |        |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 507,119   |  |
| TOTAL MARKET OB/XF VALUE  |  | 18,651    |  |
| TOTAL LAND VALUE - MARKET |  | 63,376    |  |
| TOTAL MARKET VALUE        |  | 539,904   |  |
| SOH/AGL Deduction         |  | 179,959   |  |
| ASSESSED VALUE            |  | 359,945   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 304,223   |  |
| TOTAL JUST VALUE          |  | 589,146   |  |
| NCON VALUE                |  | 5,700     |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 540,958   |  |

LAND:1:1: 5.01.AC JOINS 347-107 5.01 AC & 347-002  
SALE:1:1: LOT 8 LEE-VEL S/D (5.01 AC)

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000050229  | Electrical Servic | 0   | 06/27/2024 |
| 11531      | SFR               | 610 | 08/15/1996 |

| SALES DATA        |           |           |       |       |        |
|-------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 0822/1207         | 5/24/1996 | WD        | Q     | V     |        |

GRANTOR: DARWIN L PERRY  
GRANTEE: DONALD & SHERRY G R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W8 N16 W7 W23 N2 W6 S2 W5 S16 E8 S10 W25 S19 E3 D3R3 E6 U3R3 E2 S3 E3 D1R3 E7 U1R3 E3 N3 N8 E18 S4 E11 N6 E16 N19 \$

FUS=[ORIG=0,-50] N32 W41 S28 E28 S4 E13 \$

FGR=[ORIG=-89,0] N18 N4 W25 S33 E25 N11 \$

FOP=[ORIG=-30,-16] N8 W42 S24 W17 S5 E17 S5 E16 N10 W8 N16 E5 N2 E6 S2 E23 \$

FUS=[ORIG=40,-30] E15 N33 W15 S33 \$

FSP=[ORIG=-15,0] N24 W15 S8 E7 S16 E8 \$

FOP=[ORIG=-45,29] E34 N10 W5 S6 W11 N4 W18 S8 \$

FOP=[ORIG=-89,-18] E4 N4 W4 S4 \$