LOT 14 & W1/2 OF LOT 15 BLOCK 9

750-1165, 778-186, 1265-1123, PR

RATLIFF RICHARD O JR
249 NW GUERDON RD
LAKE CITY, FL 32055

2026

20-3S-17-05473-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

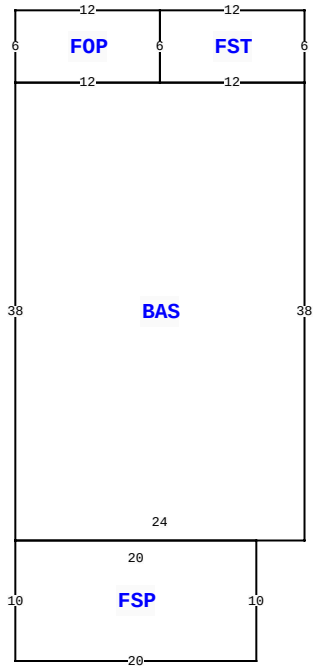
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	69,618
FOP	72	30		22	1,680
FSP	200	40		80	6,107
FST	72	55		40	3,054
TOTALS	1,256			1,054	80,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,054	104.8560	117.44	123,782	1950	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



255 NW GUERDON ST, 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	80,458
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	2,992
TOTAL MARKET VALUE	83,700
SOH/AGL Deduction	742
ASSESSED VALUE	82,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,958
TOTAL JUST VALUE	83,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1284/1276	11/13/2014	QC	U	I	11	100
GRANTOR: ROBERT D RATLIFF						
GRANTEE: RICHARD O RATLIFF J						
1284/1274	11/13/2014	QC	U	I	11	100
GRANTOR: RANDALL G RATLIFF						
GRANTEE: RICHARD O RATLIFF J						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N6 W12 S6 E12$ BAS= W12FOP= N6 W12 S6 E12$ W12 S38 FSP= S10 E20 N10 W20$ E24 N38$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0			0.00	0.00	11,966.00	SF		1.00	1.00	1.00	0.25	0.25	2,992							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.27 Total Land Value: 2,992 Market: 0 Agricultural: 0 Common: 2,992 PRINTED 11/18/2025 BY SYS