LOT 11 OAK RIDGE ESTATES UNIT II
AT CONCRETE MONUM MARKED AS PRM
OAKRIDGE ESTATES UNIT 3 RUN S A

RATTERMAN MARK C/RATTERMAN MARY E
573 SW KING ST
LAKE CITY, FL 32024

2026

25-4S-16-03155-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

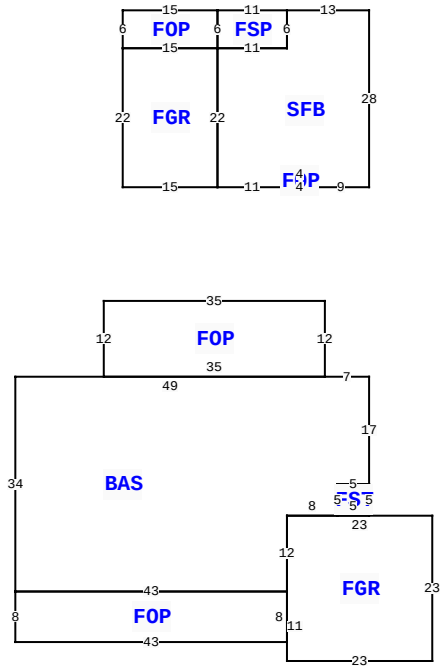
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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 01
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100		1,723	154,076
FGR	330	55		182	16,275
FGR	529	55		291	26,022
FOP	8	30		2	179
FOP	90	30		27	2,414
FOP	344	30		103	9,210
FOP	420	30		126	11,267
FSP	66	40		26	2,325
FST	25	55		14	1,252
SFB	598	80		478	42,744
TOTALS	4,133			2,972	265,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,972	117.0400	131.08	389,570	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1996 Heated Area: 2321 HX Base Yr 1996



573 SW KING ST, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		265,765
TOTAL MARKET OB/XF VALUE		5,370
TOTAL LAND VALUE - MARKET		84,864
TOTAL MARKET VALUE		355,999
SOH/AGL Deduction		109,805
ASSESSED VALUE		246,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,472
TOTAL JUST VALUE		355,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,011

SALE:3:1: LOT 11 OAK RIDGE ESTATES UNIT III

SALE:2:1: REPO

SALE:1:1: LOT 11 OAK RIDGE--SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052443	Roof Replacement	8,400	02/26/2025
20021	SFR	120	10/07/2002
8862	SFR	250	09/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0792/0118	6/16/1994	WD	U	V	12	19,750
GRANTOR: DWIGHT L THOMAS						
GRANTEE: MARK C & MARY E RAT						
0768/1735	12/18/1992	WD	U	V	12	5,800
GRANTOR: LONZO EVERS						
GRANTEE: DWIGHT THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N12 W35 S12 E35$ W49 S34 FOP= S8 E43 N8 W43$E43 FGR= S11 E23 N23 W23 S12$N12 E8 FST= E5 N5 W5 S5$ N5 E5 N17$ PTR= N30 SFB= N28 W13 FSP= W11 S6 E11 N6$ S6 W11 FOP= N6 W15 S6 E15$ FGR= W15 S22 E15 N22$ S22 E11 FOP= E4 N2 W4 S2$ N2 E4 S2 E9$ S30$.

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	17	20	340.00	UT	1.50	1.50	100	1995	1995	3	100	510	
2	0327	STABLES-SM	0	100	24	30	720.00	UT	9.00	9.00	75	2009	2009	3	75	4,860	

LAND DESCRIPTION

TOTAL OB/XF 5,370

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	5.12	AC		1.00	1.00	0.80	9,000.00	7,200.00	36,864							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 9.07 Total Land Value: 84,864 Market: 0 Agricultural: 0 Common: 84,864 PRINTED 11/18/2025 BY SYS