

BEG 1098.28 FT S OF NW COR OF
SEC, RUN E 310 FT, S 192.72
FT, W 310.12 FT TO W LINE OF

RATLIFF RICHARD O JR/RATLIFF TRINA M
321 NW BISHOP AVE
LAKE CITY, FL 32055

2026

35-4S-16-03282-012



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

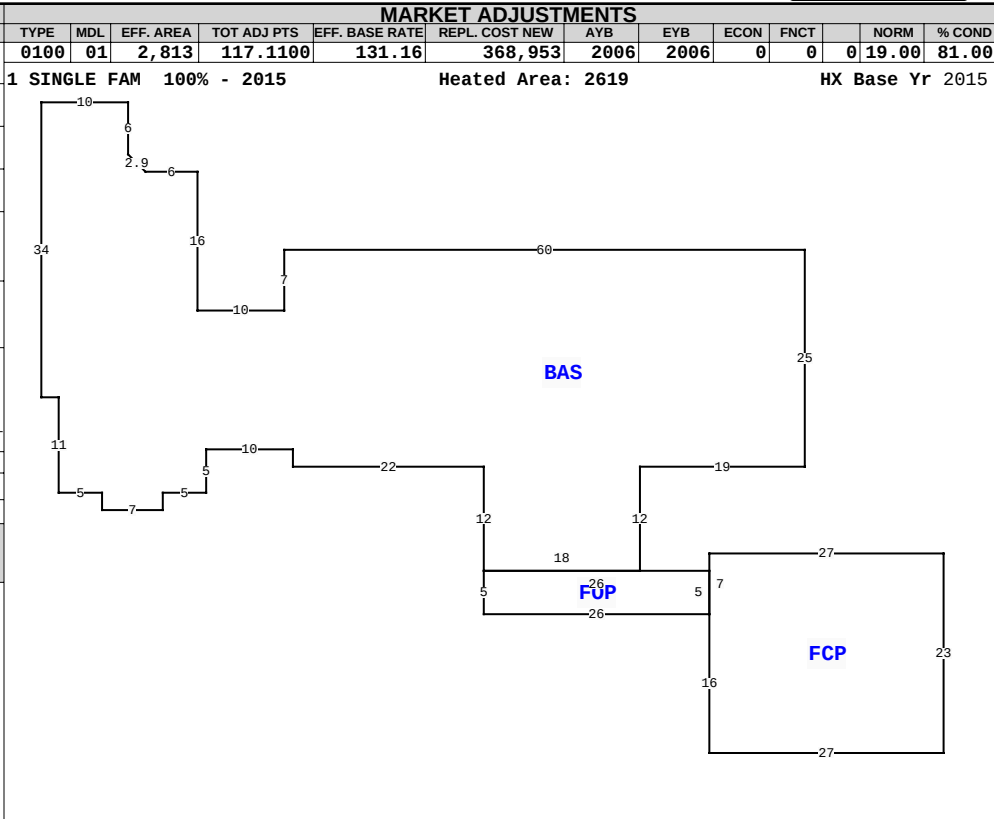
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100		2,619	278,241
FCP	621	25		155	16,467
FOP	130	30		39	4,143

TOTALS	3,370			2,813	298,852
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0258	PATIO	0 100	0	0	1.00	UT 0.00		
2	0166	CONC, PAVMT	0 100	10	10	100.00	UT 2.00		
3	0120	CLFENCE 4	0 100	12	12	104.00	UT 7.50		
4	0280	POOL R/CON	0 100	31	17	527.00	UT 70.00		
5	0166	CONC, PAVMT	0 100	0	0	1,829.00	UT 3.00		
6	0282	POOL ENCL	0 100	29	50	1,450.00	UT 15.00		
7	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		
8	0060	CARPORT F	0 100	0	0	1.00	UT 0.00		
9	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		

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		00	0.00	0.00	1.06



321 SW BISHOP AVE, 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	0258	PATIO	0 100	0	0	1.00	UT 0.00		0.00	100	0	0	3	100	175	
2	0166	CONC, PAVMT	0 100	10	10	100.00	UT 2.00		2.00	50	1993	1993	3	50	100	
3	0120	CLFENCE 4	0 100	12	12	104.00	UT 7.50		7.50	100	2006	2006	3	100	780	
4	0280	POOL R/CON	0 100	31	17	527.00	UT 70.00		70.00	100	2006	2006	3	51	18,814	
5	0166	CONC, PAVMT	0 100	0	0	1,829.00	UT 3.00		3.00	100	2006	2006	3	100	5,487	
6	0282	POOL ENCL	0 100	29	50	1,450.00	UT 15.00		15.00	100	2017	2017	3	57	12,398	
7	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00	100	2019	2019	3	100	3,000	
8	0060	CARPORT F	0 100	0	0	1.00	UT 0.00		0.00	100	2019	2019	3	100	2,500	
9	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		0.00	100	2019	2019	3	100	500	

TOTAL OB/XF										43,754						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	14,000.00	14,000.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										298,852		
TOTAL MARKET OB/XF VALUE										43,754		
TOTAL LAND VALUE - MARKET										14,840		
TOTAL MARKET VALUE										357,446		
SOH/AGL Deduction										146,397		
ASSESSED VALUE										211,049		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										160,327		
TOTAL JUST VALUE										357,446		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										362,894		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35572	POOL ENCL	144	07/17/2017
24871	POOL	175	08/15/2006
24397	SFR	765	04/18/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1286/2688	12/26/2014	WD	Q	I	01	188,000	
GRANTOR: LAURA ANN WREN							
GRANTEE: RICHARD O JR & TRIN							
1181/2140	9/29/2009	WD	U	I	12	188,000	
GRANTOR: FIRST FEDERAL SAVINGS							
GRANTEE: LAURA ANN WREN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S7 W10 N16 W6 L2 U2 N6 W10 S34 E2 S11 E5 S2 E7 N2 E5 N5 E10 S2 E22 S12 FOP= S5 E26 FCP= S16 E27 N23 W27 S7\$ N5 W26\$ E18 N12 E19 N25\$.									