LOT 76 UNIT 18 THREE RIVERS ESTA
361-198, 536-575, 627-3, 797-102

RATLIFF BARBARA
335 SW WASHINGTON AVE
FORT WHITE, FL 32038

2027

00-00-00-01080-001

BUILDING CHARACTERISTICS

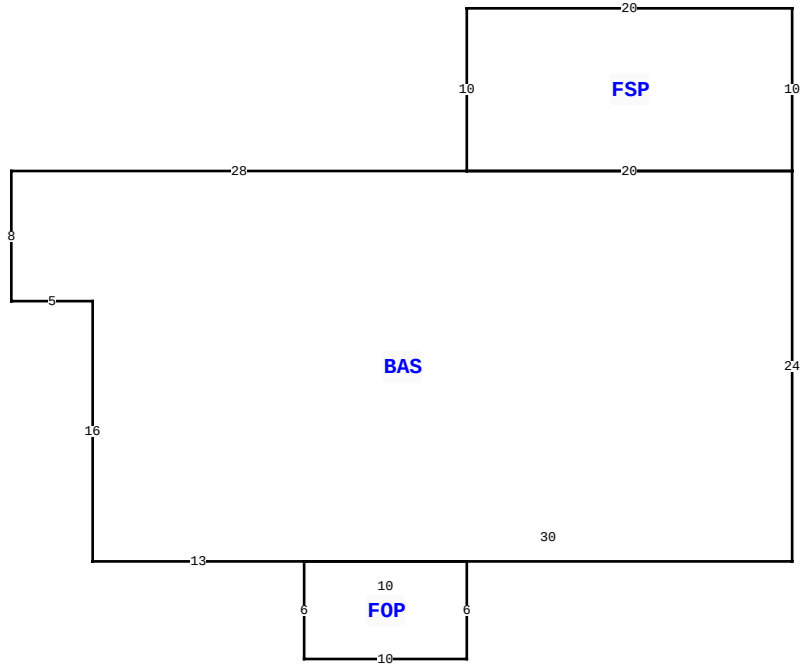
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100		1,072	149,237
FOP	60	30		18	2,506
FSP	200	40		80	11,137
TOTALS	1,332			1,170	162,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	134.6400	148.10	173,277	2019	2019	0	0	0	6.00	94.00

2 SINGLE FAM 100% - 2026 Heated Area: 1072 HX Base Yr 2026



335 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	784	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,880
TOTAL MARKET OB/XF VALUE	12,084
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	200,964
SOH/AGL Deduction	69,072
ASSESSED VALUE	131,892
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	25,481
TOTAL JUST VALUE	200,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,934

XFOB:3:1: ALL AMERICAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37701	SFR	449	01/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2710	2/23/2024	LE	U	I	14	100
GRANTOR: RATLIFF RONALD						
GRANTEE: RATLIFF RONALD (ENH						
1341/0148	7/20/2017	WD	Q	I	01	38,000
GRANTOR: JOAN H CONTI						
GRANTEE: RONALD & BARBARA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 E5 S16 E13 FOP= S6 E10 N6 W10$ E30 N24 FSP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 12,084

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	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 01/13/2020 BY BC Total Acres: 0.98 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2026 BY SYS