W DIV: BEG 80 FT W OF SE COR OF FT, N 105 FT E 70 FT, S 105 FT T BLOCK G.

KHAN RATUL
164 NE MENLO GLN
LAKE CITY, FL 32055

2026

00-00-00-12317-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

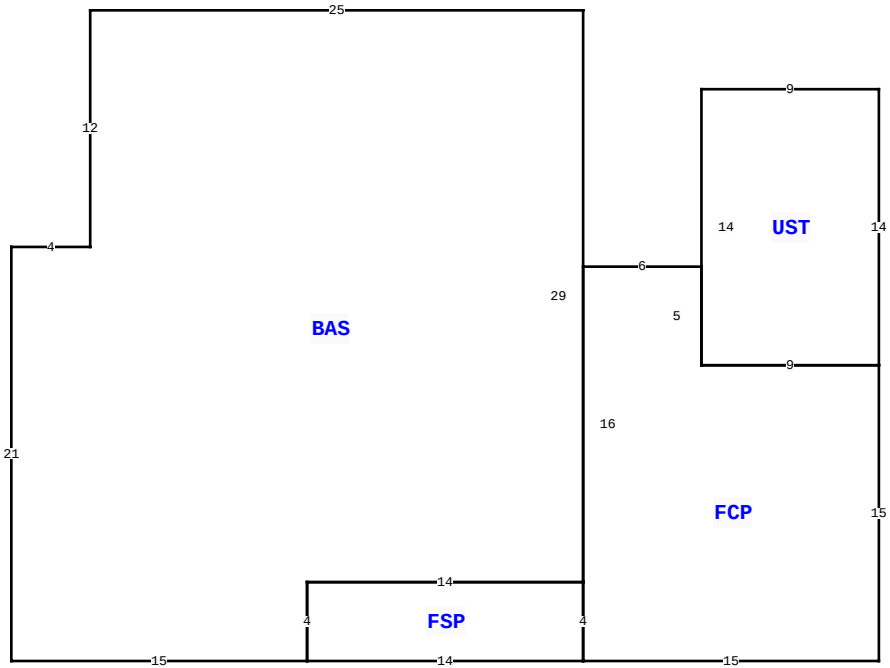
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	853	100		853	47,622
FCP	255	25		64	3,573
FSP	56	40		22	1,229
UST	126	45		57	3,182
TOTALS	1,290			996	55,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	75.3408	85.89	85,546	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 853 HX Base Yr 2026



413 NW ORANGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		55,605
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		7,030
TOTAL MARKET VALUE		63,735
SOH/AGL Deduction		0
ASSESSED VALUE		63,735
TOTAL EXEMPTION VALUE	HX HB	38,735
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1831	12/30/2025	WD	U	I	37	18,000
GRANTOR: RAMER ANN MARIE						
GRANTEE: KHAN RATUL						
1336/1138	5/09/2017	QC	U	I	11	100
GRANTOR: CECELIA RAMER						
GRANTEE: ANN WEISS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S12 W4 S21 E15 N4 E14 N29 $
FCP=[ORIG=0,29] S4 E15 N15 W9 N5 W6 S16 $
UST=[ORIG=15,18] N14 W9 S14 E9 $
FSP=[ORIG=-14,33] E14 N4 W14 S4 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		*RSF-3	0.00	0.00	7,400.00	SF		1.00	1.00	1.00	0.95	0.95	7,030							

REVIEW DATE 04/30/2026 BY CM Total Acres: 0.17 Total Land Value: 7,030 Market: 0 Agricultural: 0 Common: 7,030 PRINTED 05/08/2026 BY SYS