

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

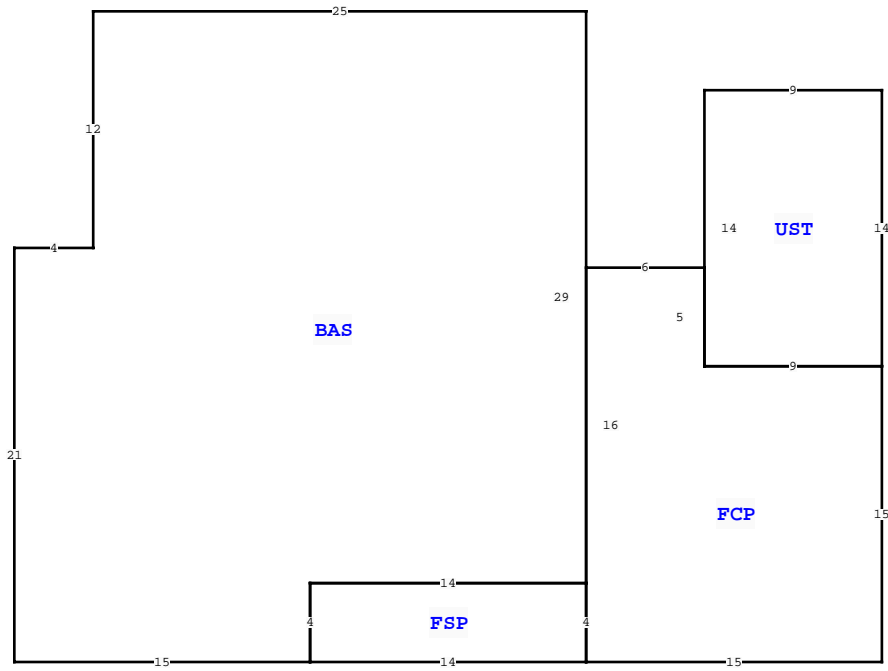
KHAN RATUL
 164 NE MENLO GLN
 LAKE CITY, FL 32055

2026

00-00-00-12317-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	09	PINE WOOD 90	
Interior Floor	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
BAS	853	100	
FCP	255	25	
FSP	56	40	
UST	126	45	
TOTALS	1,290		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	Heated Area: 853						HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			54,627
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			11,100
TOTAL MARKET VALUE			66,827
SOH/AGL Deduction			0
ASSESSED VALUE			66,827
TOTAL EXEMPTION VALUE	HX HB		41,827
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			66,827
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						

EXTRA FEATURES																
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	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				0.00	300
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				0.00	800

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 \$			

LAND DESCRIPTION															TOTAL OB/XF									
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	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	1.50	1.50	11,100							