C DIV: NE1/4 BLOCK 53.
PB 1361-2456, WD 1368-2386, DC 1

RATLIFF COLE JACKSON
294 SW COLUMBIA AVE
LAKE CITY, FL 32025

2027

00-00-00-12797-000

BUILDING CHARACTERISTICS

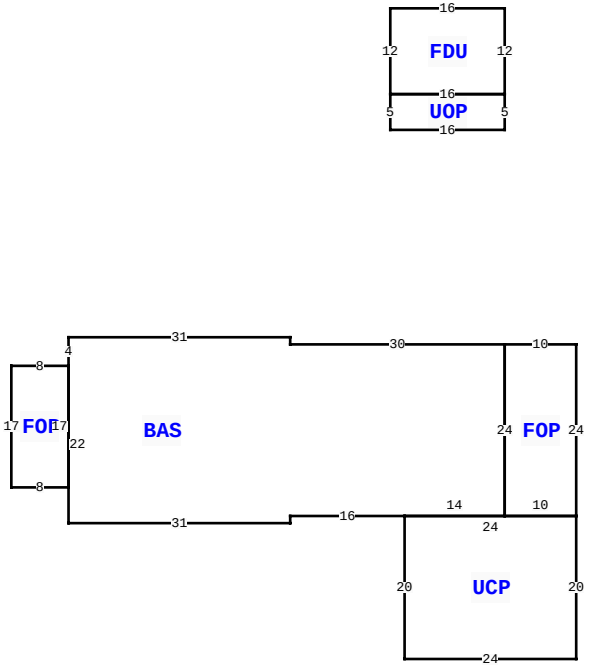
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100		1,526	123,512
FDU	192	60		115	9,308
FOP	136	30		41	3,318
FOP	240	30		72	5,827
UCP	480	20		96	7,770
UOP	80	20		16	1,295
TOTALS	2,654			1,866	151,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	113.1990	124.52	232,354	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1526 HX Base Yr



294 SW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	100	1993	1993	3	100	1,050	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,030
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	19,294
TOTAL MARKET VALUE	172,774
SOH/AGL Deduction	0
ASSESSED VALUE	172,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,774
TOTAL JUST VALUE	172,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047872	Roof Replacement	9,343	08/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1332	4/20/2026	WD	Q	I	01	225,000
GRANTOR: HARRIS JESSICA						
GRANTEE: RATLIFF COLE JACKSO						
1385/1218	5/11/2019	WD	Q	I	01	125,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: JESSICA HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W30 N1 W31 S4 S22 E31 N1 E16 E14 N24 $
UCP=[ORIG=-14,24] S20 E24 N20 W24 $
FOP=[ORIG=0,24] E10 N24 W10 S24 $
FDU=[ORIG=0,-35] N12 W16 S12 E16 $
FOP=[ORIG=-61,3] W8 S17 E8 N17 $
UOP=[ORIG=0,-30] N5 W16 S5 E16 $
PTR=[ORIG=0,0] N30 S30 $
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LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0		*RO	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							

REVIEW DATE 08/20/2026 BY TP Total Acres: 0.25 Total Land Value: 19,294 Market: 0 Agricultural: 0 Common: 19,294 PRINTED 11/17/2026 BY SYS