COMM NW COR OF NE1/4, RUN W 15.8
ALONG R/W 156.20 FT FOR POB, S 8
ALONG RD, E 212 FT, N 692.47 FT

RATLIFF JOHN P/RATLIFF STACY A
7791 S US HWY 441
LAKE CITY, FL 32025

2027

03-5S-17-09079-000

BUILDING CHARACTERISTICS

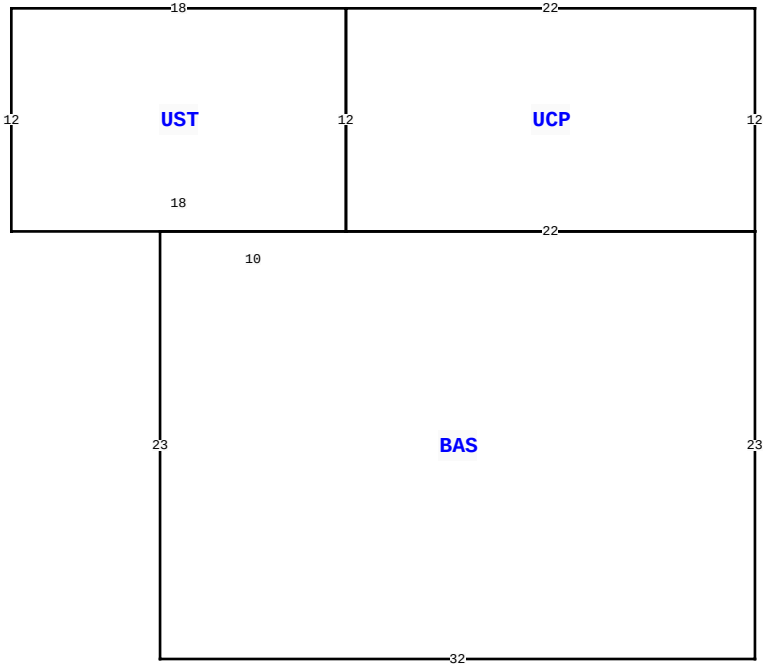
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100		736	20,972
UCP	264	20		53	1,510
UST	216	45		97	2,764
TOTALS	1,216			886	25,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	886	57.5661	63.32	56,102	1964	1964	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2020 Heated Area: 736 HX Base Yr 2020



7791 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,246
TOTAL MARKET OB/XF VALUE		203
TOTAL LAND VALUE - MARKET		21,875
TOTAL MARKET VALUE		47,324
SOH/AGL Deduction		14,820
ASSESSED VALUE		32,504
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,504
TOTAL JUST VALUE		47,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1331	2/20/2017	WD	U	I	30	100
GRANTOR: JOHN P & STACY A RATL						
GRANTEE: JOHN P & STACY A RA						
1331/1238	2/15/2017	WD	U	I	12	21,000
GRANTOR: AMOS FINANCIAL LLC						
GRANTEE: STACY A RATLIFF						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N12 W22 S12 E22$ BAS= W22 UST= N12 W18 S12 E18$ W10 S23 E32 N23$.

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	0031	BARN,MT AE	0	100	14	29	406.00	UT	1.00	1.00	50	0	0	3	50	203	

LAND DESCRIPTION

TOTAL OB/XF 203

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	3.50	AC		1.00	1.00	0.50	12,500.00	6,250.00	21,875							

REVIEW DATE 07/21/2017 BY BC Total Acres: 3.50 Total Land Value: 21,875 Market: 0 Agricultural: 0 Common: 21,875 PRINTED 11/17/2026 BY SYS