

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

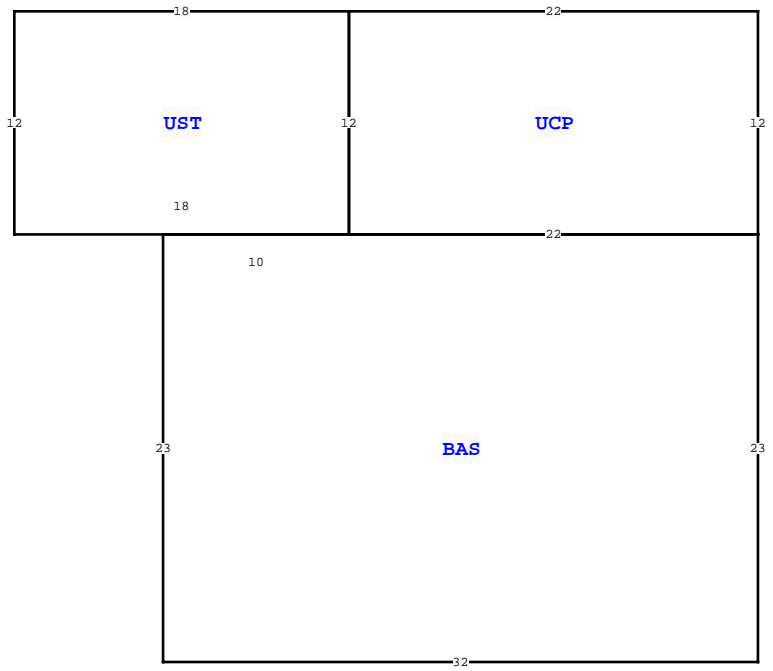
RATLIFF JOHN P/RATLIFF STACY A  
 7791 S US HWY 441  
 LAKE CITY, FL 32025

**2026**

03-5S-17-09079-000  


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	21,353
UCP	264	20		53	1,538
UST	216	45		97	2,814
TOTALS	1,216			886	25,704

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100%	2020		57,120	1964	1964	0	0	20	35.00	45.00	
Heated Area: 736 HX Base Yr 2020													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				25,704	
TOTAL MARKET OB/XF VALUE				203	
TOTAL LAND VALUE - MARKET				21,875	
TOTAL MARKET VALUE				47,782	
SOH/AGL Deduction				16,225	
ASSESSED VALUE				31,557	
TOTAL EXEMPTION VALUE				25,000	
BASE TAXABLE VALUE				6,557	
TOTAL JUST VALUE				47,782	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				43,407	

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						

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

BUILDING NOTES	

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

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

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		A-1	0.00	0.00	3.50	AC		1.00	1.00	0.50	12,500.00	6,250.00	21,875							