BEG SW COR OF LOT 7, OSCEOLA PLA
UNR, N 240.68 FT, N 76 DEG E 157
E 353.28 FT, N 70 DEG W ALONG S

RATLIFF CONNIE
489 NE MANATEE PL
LAKE CITY, FL 32055

2026

04-3S-17-04838-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

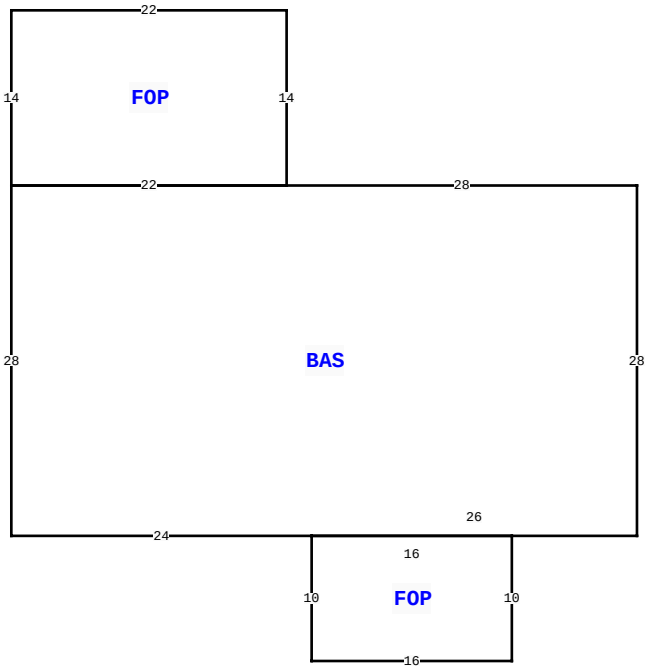
NEIGHBORHOOD/LOC 4317.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	180,792
FOP	160	30		48	6,198
FOP	308	30		92	11,881
TOTALS	1,868			1,540	198,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,540	122.6610	137.38	211,565	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1400 HX Base Yr 2021



489 NE MANATEE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		19,360
TOTAL MARKET VALUE		218,231
SOH/AGL Deduction		60,313
ASSESSED VALUE		157,918
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		101,507
TOTAL JUST VALUE		218,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/2646	1/31/2020	LE	U	V	14	100

GRANTOR: SHELTON JR & TOCHA C

GRANTEE: CONNIE RATLIFF (RES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N14 W22 S14 E22$ W22 S28 E24 FOP= S10 E16 N10 W16$ E26 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.21	AC		1.00	1.00	1.00	16,000.00	16,000.00	19,360							

REVIEW DATE 07/14/2020 BY HC Total Acres: 1.21 Total Land Value: 19,360 Market: 0 Agricultural: 0 Common: 19,360 PRINTED 06/10/2026 BY SYS