COMM SE COR, N 54 DEG W 1481.64
710.36 FT FOR POB, N 43 DEG W 84
DEG E 278.60 FT, N 70 DEG E 674.

RATLIFF ROBERT D/RATLIFF AMY B
672 NE INDIGO DR
LAKE CITY, FL 32055

2027

04-3S-17-04838-117

BUILDING CHARACTERISTICS

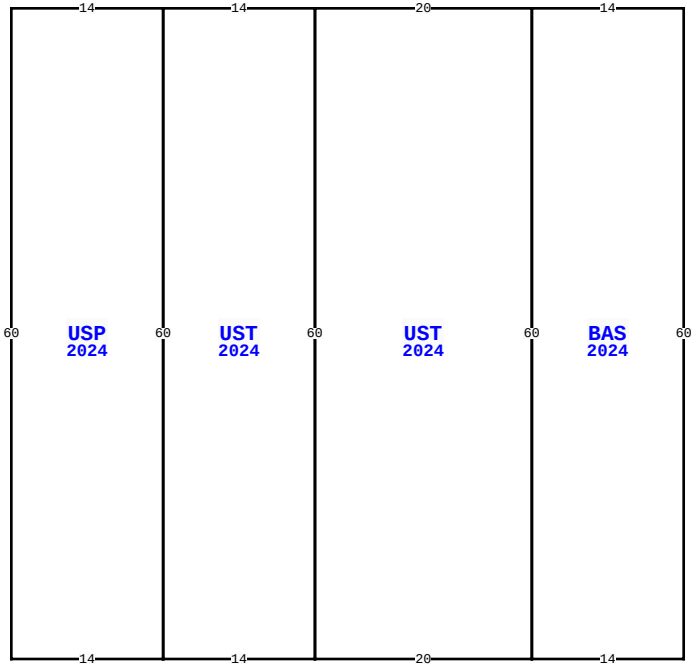
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	840	100	2024	840	52,038
USP	840	35	2024	294	18,213
UST	840	45	2024	378	23,417
UST	1,200	45	2024	540	33,453
TOTALS	3,720			2,052	127,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	2,052	118.0000	70.80	145,282	2015	2015	0	0	0	12.50	87.50

3 STRG/CONV 100% - 2024 Heated Area: 840 HX Base Yr 2019



672 NE INDIGO DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	2003	2003	3	50	150	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
6	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
7	0160	CLFENCE 10	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		438,191
TOTAL MARKET OB/XF VALUE		19,350
TOTAL LAND VALUE - MARKET		65,715
TOTAL MARKET VALUE		475,246
SOH/AGL Deduction		49,633
ASSESSED VALUE		425,613
TOTAL EXEMPTION VALUE	HX HB 13	425,613
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		523,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048935	New Residential C	420,500	01/02/2024
37382	M H	375	10/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2683	11/13/2014	WD	Q	I	01	45,000
GRANTOR: SHELTON B FEAGLE JR						
GRANTEE: ROBERT D & AMY RATL						
1257/1363	7/01/2013	WD	U	I	37	45,000
GRANTOR: RUSSELL & BEVERLY LEI						
GRANTEE: SHELTON B FEAGLE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-5,-27] E14 S60 W14 N60 $
UST=[YR=2024;ORIG=-25,-27] E20 S60 W20 N60 $
UST=[YR=2024;ORIG=-39,-27] E14 S60 W14 N60 $
USP=[YR=2024;ORIG=-53,-27] E14 S60 W14 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,350

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					1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.66	AC		1.00	1.00	1.00	280.00	280.00	2,705							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.66	AC		1.00	1.00	0.70	7,500.00	5,250.00	50,715							

REVIEW DATE 02/27/2026 BY robin Total Acres: 11.66 Total Land Value: 17,705 Market: 50,715 Agricultural: 2,705 Common: 15,000 PRINTED 11/17/2026 BY SYS

COMM SE COR, N 54 DEG W 1481.64
710.36 FT FOR POB, N 43 DEG W 84
DEG E 278.60 FT, N 70 DEG E 674.

RATLIFF ROBERT D/RATLIFF AMY B
672 NE INDIGO DR
LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

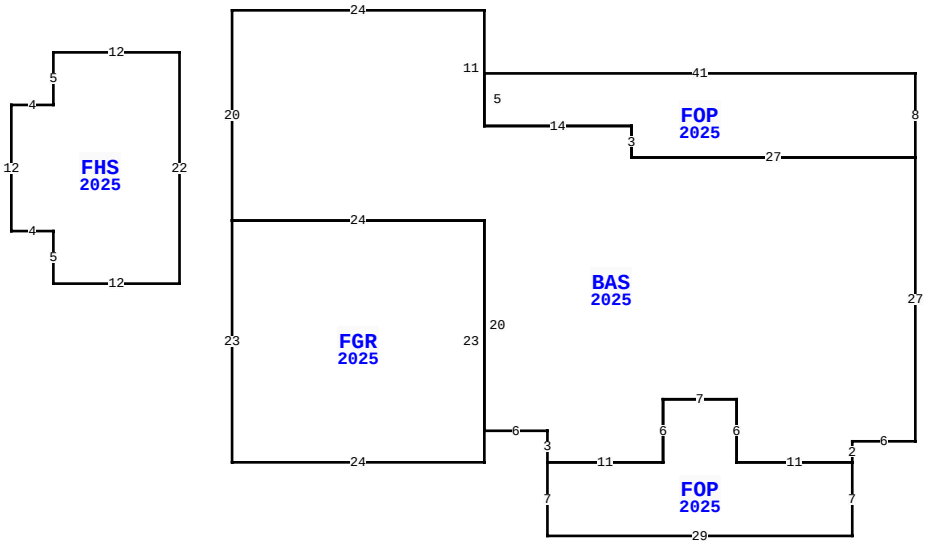
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	1,639	100	2025	1,639	222,638
FGR	552	55	2025	304	41,295
FHS	312	60	2025	187	25,401
FOP	245	30	2025	74	10,052
FOP	286	30	2025	86	11,682
TOTALS	3,034			2,290	311,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	124.7400	137.21	314,211	2024	2024	0	0	0	1.00	99.00

4 SINGLE FAM 100% - 2025 Heated Area: 1951 HX Base Yr 2019



672 NE INDIGO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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TOTAL MARKET VALUE	475,246
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ASSESSED VALUE	425,613
TOTAL EXEMPTION VALUE	HX HB 13 425,613
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	523,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SHELTON B FEAGLE JR						
GRANTEE: ROBERT D & AMY RATL						
1257/1363	7/01/2013	WD	U	I	37	45,000
GRANTOR: RUSSELL & BEVERLY LEI						
GRANTEE: SHELTON B FEAGLE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-20] W27 N3 W14 N11 W24 S20 E24 S20 E6 S3 E11 N6 E7 S6 E11 N2 E6 N27 $
FGR=[YR=2025;ORIG=-55,-14] E24 S23 W24 N23 $
FHS=[YR=2025;ORIG=-60,-30] W12 S5 W4 S12 E4 S5 E12 N22 $
FOP=[YR=2025;ORIG=10,-28] W41 S5 E14 S3 E27 N8 $
FOP=[YR=2025;ORIG=4,9] W11 N6 W7 S6 W11 S7 E29 N7 $
.

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

REVIEW DATE 02/27/2026 BY robin Total Acres: 11.66 Total Land Value: 17,705 Market: 50,715 Agricultural: 2,705 Common: 15,000 PRINTED 11/17/2026 BY SYS