

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

2026

04-3S-17-04838-117



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	25	MOD METAL 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 100	
Interior Floor	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
BAS	840	100	2024
USP	840	35	2024
UST	840	45	2024
UST	1,200	45	2024
TOTALS	3,720		

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	73.16	150,124	2015	2015	0	0	12.50	87.50																														
3 STRG/CONV 100% - 2024			Heated Area: 840			HX Base Yr 2019																																			
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>840</td> <td>100</td> <td>2024</td> <td>840</td> <td>53,772</td> </tr> <tr> <td>USP</td> <td>840</td> <td>35</td> <td>2024</td> <td>294</td> <td>18,820</td> </tr> <tr> <td>UST</td> <td>840</td> <td>45</td> <td>2024</td> <td>378</td> <td>24,197</td> </tr> <tr> <td>UST</td> <td>1,200</td> <td>45</td> <td>2024</td> <td>540</td> <td>34,568</td> </tr> </tbody> </table>												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	840	100	2024	840	53,772	USP	840	35	2024	294	18,820	UST	840	45	2024	378	24,197	UST	1,200	45	2024	540	34,568
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BAS	840	100	2024	840	53,772																																				
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				448,095	
TOTAL MARKET OB/XF VALUE				19,350	
TOTAL LAND VALUE - MARKET				65,715	
TOTAL MARKET VALUE				485,150	
SOH/AGL Deduction				71,855	
ASSESSED VALUE				413,295	
TOTAL EXEMPTION VALUE				HX HB 13 413,295	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				533,160	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				525,093	
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 / V / I /	RSN CD	SALE PRICE
1284/2683	11/13/2014	WD Q	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 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
5	0040	BARN,POLE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
6	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
7	0160	CLFENCE 10	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF												19,350			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100					1.00	AC	1.00				
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC	1.00				
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.66	AC	1.00				
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.66	AC	1.00				

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100					1.00	AC	1.00
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.66	AC	1.00
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.66	AC	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7,500.00	7,500.00	7,500							
7,500.00	7,500.00	7,500							
280.00	280.00	2,705							
7,500.00	5,250.00	50,715							

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

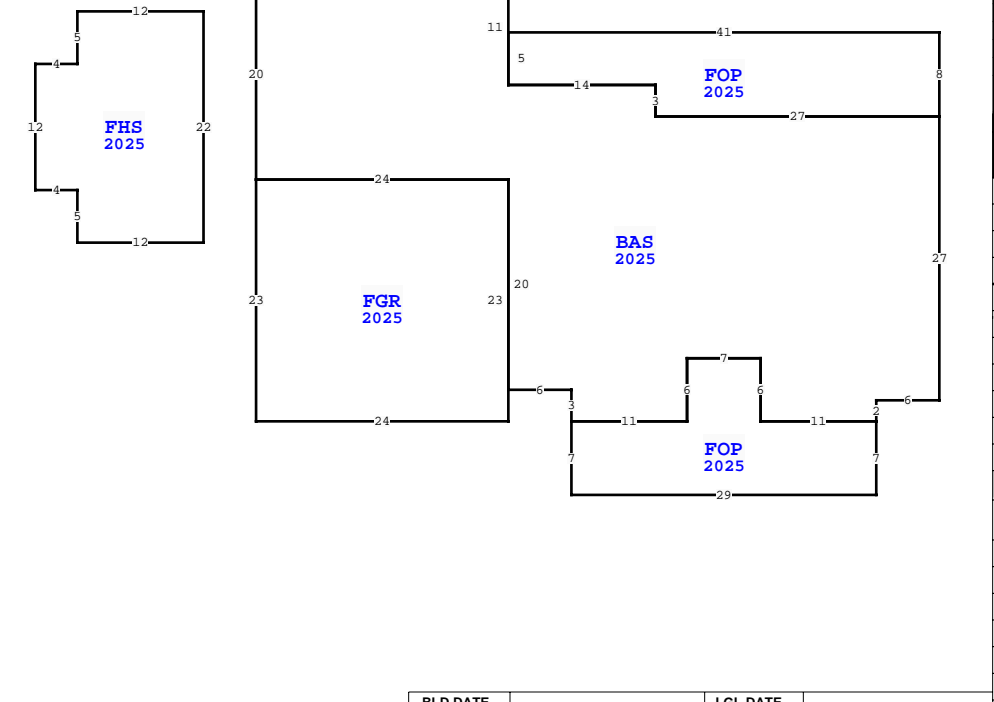
2026

04-3S-17-04838-117

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	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

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	139.71	319,936	2024	2024	0	0	1.00	99.00

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	2025	1,639	226,695
FGR	552	55	2025	304	42,047
FHS	312	60	2025	187	25,865
FOP	245	30	2025	74	10,236
FOP	286	30	2025	86	11,895
TOTALS	3,034			2,290	316,737

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

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,093

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SALES DATA						
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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 \$	