

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.

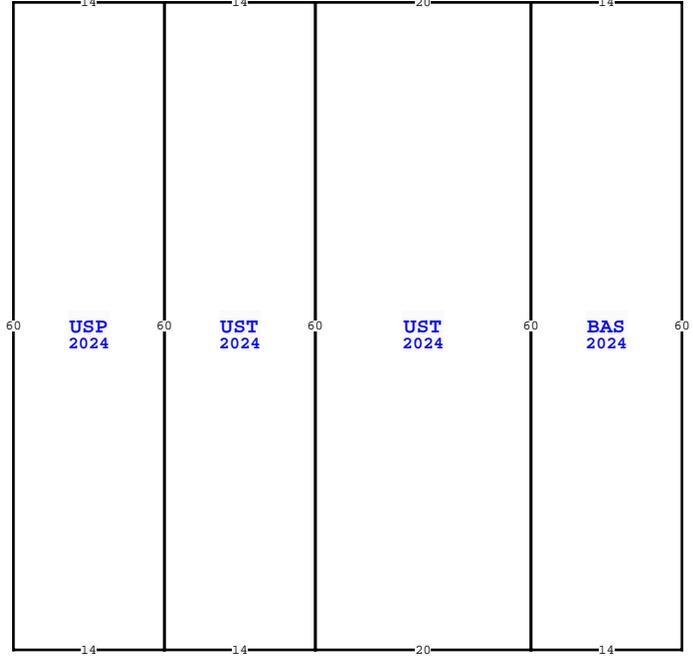
RATLIFF ROBERT D/RATLIFF AMY B
672 NE INDIGO DR
LAKE CITY, FL 32055

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													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			448,095
TOTAL MARKET OB/XF VALUE			19,350
TOTAL LAND VALUE - MARKET			52,572
TOTAL MARKET VALUE			482,150
SOH/AGL Deduction			68,855
ASSESSED VALUE			413,295
TOTAL EXEMPTION VALUE	HX HB 13		413,295
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			520,017
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 U	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	U	I	37	45,000
GRANTOR: RUSSELL & BEVERLY LEI						
GRANTEE: SHELTON B FEAGLE JR						

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	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	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
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	6,000.00	4,200.00	40,572							

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
INC DATE			
04/14/2025 MLU			

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 \$			

TOTAL OB/XF 19,350																							
REVIEW DATE 02/27/2026 BY robin Total Acres: 11.66 Total Land Value: 14,705 Market: 40,572 Agricultural: 2,705 Common: 12,000 PRINTED 03/25/2026 BY SYS																							

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710.36 FT FOR POB, N 43 DEG W 84
DEG E 278.60 FT, N 70 DEG E 674.

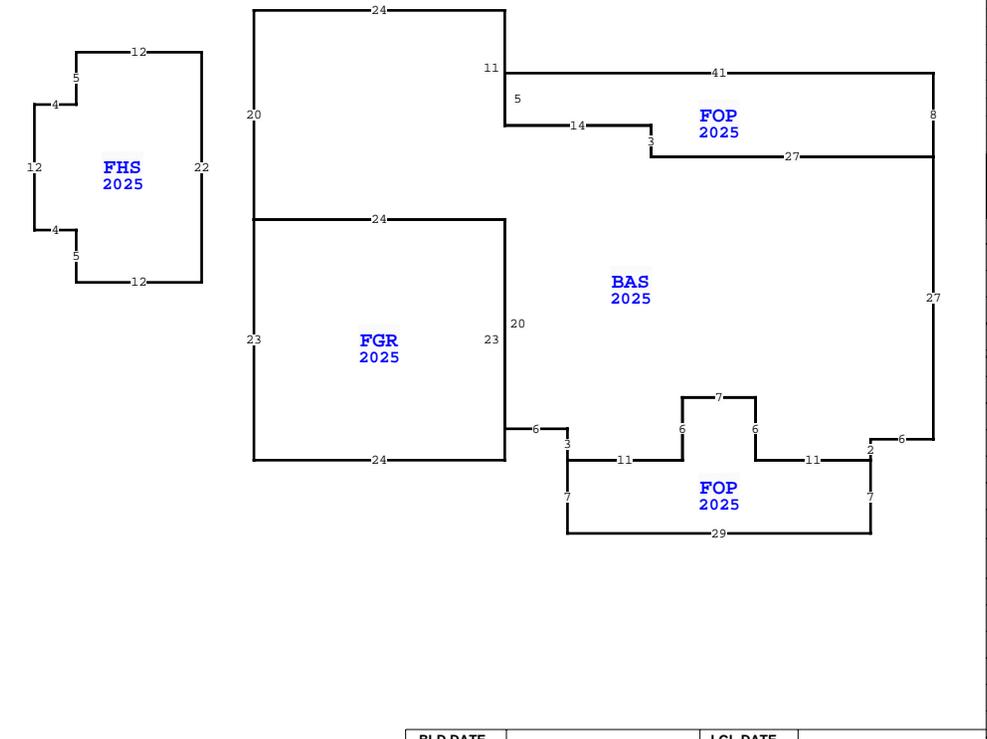
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LAKE CITY, FL 32055

2026

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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	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



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	
		04/14/2025	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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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 \$	

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