BEG NE COR OF SE1/4 OF SW1/4, W
379.60 E 580.96 FT, S 409.60 FT,
416.69 FT, E 549.41 FT, N 372.51

RATCLIFF PATRICIA SANDRA/RATCLIFF ANDREW TYSON
491 SW SUNN ACRES GLN
LAKE CITY, FL 32024

**2027**

**10-5S-16-03525-203**

## BUILDING CHARACTERISTICS

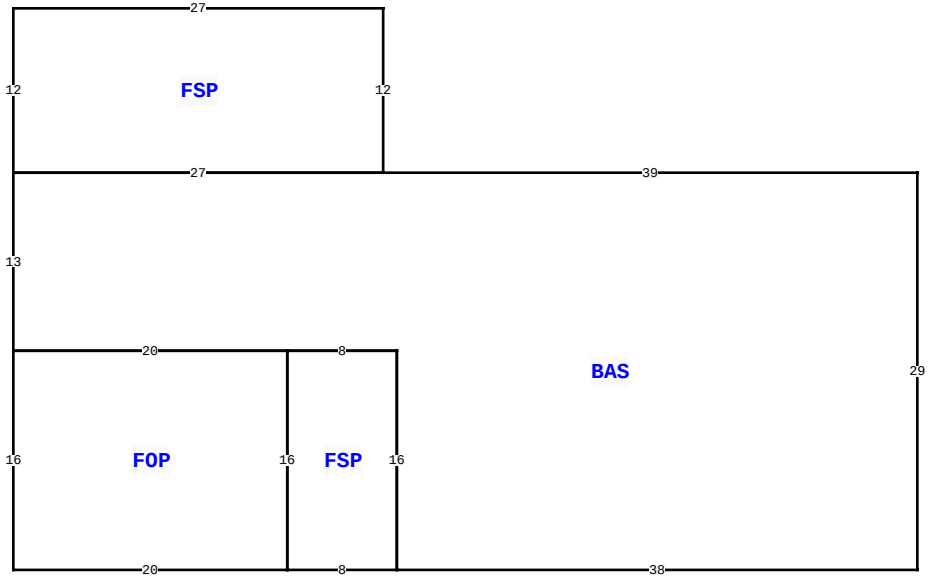
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 10516.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,466 | 100 | | 1,466 | 33,038 |
| FOP | 320 | 35 | | 112 | 2,524 |
| FSP | 128 | 40 | | 51 | 1,149 |
| FSP | 324 | 40 | | 130 | 2,930 |
| TOTALS | 2,238 | | | 1,759 | 39,641 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,759 | 93.9000 | 56.34 | 99,102 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 2003 Heated Area: 1466 HX Base Yr 2003




491 SW SUNNY ACRES GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | | 39,641 |
| TOTAL MARKET OB/XF VALUE | | 15,698 |
| TOTAL LAND VALUE - MARKET | | 97,945 |
| TOTAL MARKET VALUE | | 153,284 |
| SOH/AGL Deduction | | 108,751 |
| ASSESSED VALUE | | 44,533 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 44,533 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 153,284 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,284 |

PRMT:1:1: 14X70

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053491 | Electrical Servic | | 06/30/2025 |
| 7288 | M H | 60 | 06/18/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1286/2566 | 12/29/2014 | WD | U | I | 11 | 100 |
| GRANTOR: PATRICIA SANDRA RATCL | | | | | | |
| GRANTEE: PATRICIA S RATCLIFF | | | | | | |
| 0971/1659 | 11/22/2002 | WD | Q | I | | 79,900 |
| GRANTOR: JAIME ORLANDO & SALLY | | | | | | |
| GRANTEE: SHERROD TYSON & PAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W39 FSP= N12 W27 S12 E27$ W27 S13 FOP= S16 E20 N16 W20$E20 FSP= S16 E8 N16 W8$ E8 S16 E38 N29$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 18 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 648 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 250 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 20 | 20 | 400.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 4,800 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 20 | 25 | 500.00 | UT | 2.50 | 2.50 | 100 | 2007 | 2007 | 3 | 100 | 1,250 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 20 | 25 | 700.00 | UT | 2.50 | 2.50 | 100 | 2007 | 2007 | 3 | 100 | 1,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,698

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 10.31 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 97,945 | | | | | | | |

REVIEW DATE 08/19/2025 BY tommy Total Acres: 10.31 Total Land Value: 97,945 Market: 0 Agricultural: 0 Common: 97,945 PRINTED 11/17/2026 BY SYS