

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

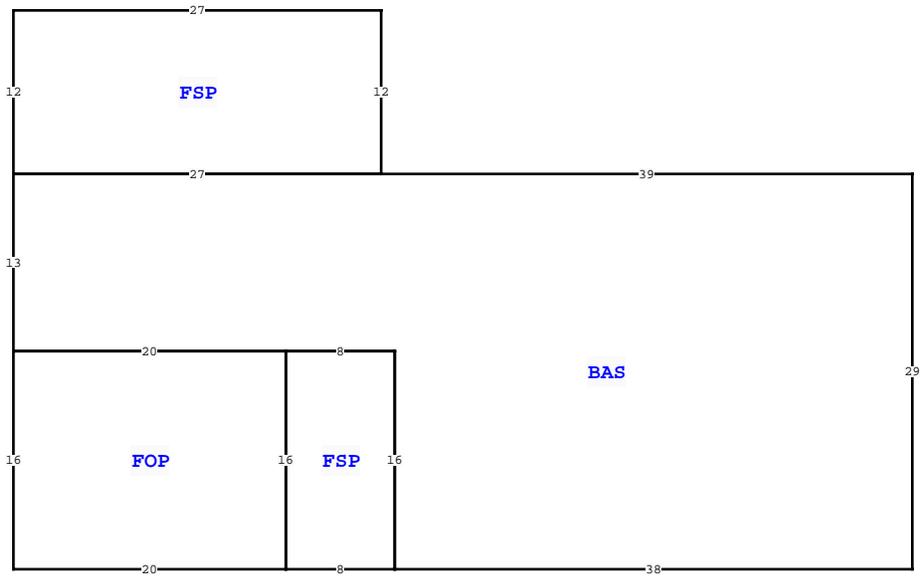
RATCLIFF PATRICIA SANDRA/RATCLIFF ANDREW TYSON
491 SW SUNN ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-203

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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			01
NEIGHBORHOOD/LOC	10516.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,466	100	
FOP	320	35	
FSP	128	40	
FSP	324	40	
TOTALS	2,238		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	2003	56.34	99,102	1993	1993	0	0	60.00	40.00
Heated Area: 1466 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	110,048		
ASSESSED VALUE	43,236		
TOTAL EXEMPTION VALUE	HX HB WX SX 43,236		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	153,284		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	148,129		
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 / V / RSN CD SALE PRICE
1286/2566	12/29/2014	WD U	I 11 100
GRANTOR: PATRICIA SANDRA RATCLIFF			
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																
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	0166	CONC, PAVMT	0	100	18	36	1.00	UT	0.00	100	1998	1998	3	100	648	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1998	1998	3	100	250	
3	0296	SHED METAL	0	100	20	20	400.00	UT	12.00	100	2007	2007	3	100	4,800	
4	0070	CARPORT UF	0	100	20	25	500.00	UT	2.50	100	2007	2007	3	100	1,250	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	20	25	700.00	UT	2.50	100	2007	2007	3	100	1,750	
TOTALS												15,698				

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	DPH 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							