COMM NW COR OF NE1/4, RUN S 50
FT TO S R/W SR-252, E 31.25
FT TO IT'S INTERS WITH E R/W

RATLIFF SHERRY G
4365 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

12-4S-15-00347-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,960
TOTAL MARKET VALUE	5,599
SOH/AGL Deduction	0
ASSESSED VALUE	5,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,599
TOTAL JUST VALUE	126,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,025

SALE:3:1: THIS SALE WAS ONE OF MULTIPLE SALES
SALE:2:1: RELATED BUYER & SELLER
SALE:1:1: 15.87 AC UNDER AG EXPT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0822/1209	5/24/1996	WD	Q	V		57,500
GRANTOR: LEE R & VELMA PERRY						
GRANTEE: DONALD & SHERRY RAT						
0822/0242	1/09/1996	WD	Q	V	03	0
GRANTOR: GAIL DEARVANG						
GRANTEE: LEE R & VELMA C PER						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.87	AC		1.00	1.00	1.00	280.00	280.00	2,484							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.87	AC		1.00	1.00	1.00	8,000.00	8,000.00	126,960							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 15.87 Total Land Value: 5,599 Market: 126,960 Agricultural: 5,599 Common: 0 PRINTED 06/08/2026 BY SYS