N1/2 OF LOT 6 HI-DRI ACRES
S/D UNIT 1.

RATLIFF KATHRYN C
174 SW DOVE WAY
LAKE CITY, FL 32024

2027

15-5S-16-03623-027

BUILDING CHARACTERISTICS

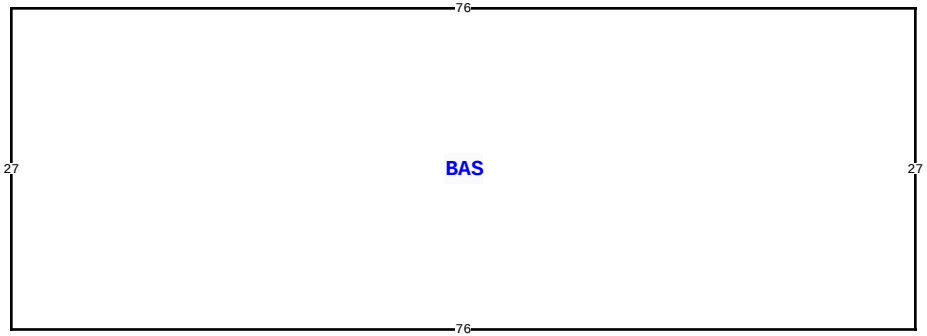
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	198,717
TOTALS	2,052			2,052	198,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	117.0000	108.81	223,278	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2005 Heated Area: 2052 HX Base Yr 2005



174 SW DOVE WAY, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	18	22	396.00	UT	5.00	5.00	75	1993	1993	3	75	1,485	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,717
TOTAL MARKET OB/XF VALUE		9,235
TOTAL LAND VALUE - MARKET		16,560
TOTAL MARKET VALUE		224,512
SOH/AGL Deduction		89,518
ASSESSED VALUE		134,994
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,583
TOTAL JUST VALUE		224,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37535	MH/UTILITY	375	12/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/0999	2/17/2004	QC	Q	I	06	6,500
GRANTOR: SINGLEY						
GRANTEE: KATHRYN C RATLIFF						
0850/1926	12/22/1997	WD	Q	I		17,500
GRANTOR: BOATWRIGHT						
GRANTEE: SINGLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,235

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	0.92	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,560							

REVIEW DATE 02/12/2026 BY KS Total Acres: 0.92 Total Land Value: 16,560 Market: 0 Agricultural: 0 Common: 16,560 PRINTED 11/17/2026 BY SYS