

COMM SW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN N 648.24 FT TO S R/
RUN NE ALONG R/W 449.20 FT, S 76

RATLIFF ROBERT
388 NW JAMIE GLN
LAKE CITY, FL 32055

2026

18-3S-17-05054-000
VALUATION SUMMARY

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	50		
Exterior Wall	31	VINYL SID	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	08	SHT VINYL	100		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	01	01			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			07
NEIGHBORHOOD/LOC	18317.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	4,403
BAS	672	100		672	8,806
TOTALS	1,008			1,008	13,209

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 0									
				Heated Area: 1008				HX Base Yr				

BAS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/10/2025	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				13,209		
TOTAL MARKET OB/XF VALUE				7,100		
TOTAL LAND VALUE - MARKET				25,200		
TOTAL MARKET VALUE				45,509		
SOH/AGL Deduction				8,085		
ASSESSED VALUE				37,424		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				37,424		
TOTAL JUST VALUE				45,509		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				45,509		
BLDG:1:1: 1980 MH USED AS STORAGE ONLY						
LAND:1:1: LOW AREAS THRU OUT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14921	M H	125	01/07/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/1584	8/29/2003	QC	Q	I	06	100
GRANTOR: GLENDA MARIE JENKINS						
GRANTEE: ROBERT RATLIFF						
0766/2048	11/02/1992	QC	Q	V	02	0
GRANTOR: CECIL RATLIFF						
GRANTEE: ROBERT RATLIFF ETAL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S12 E28 BAS= S12 E28 N12 W28\$ E28 N12\$.						

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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		RSF-1	0.00	0.00	7.00	AC		1.00	1.00	0.60	6,000.00	3,600.00	25,200							

REVIEW DATE																																							
08/18/2015					BY DF					Total Acres: 7.00					Total Land Value: 25,200					Market: 0					Agricultural: 0					Common: 25,200					PRINTED 06/22/2026 BY SYS				