LOTS 16 & 17 & E1/2 OF LOT 15 BL
PARK S/D.

RATLIFF ANNE RYKARD/RATLIFF RICHARD OWEN JR
249 NW GUERDON ST
LAKE CITY, FL 32055

2026

20-3S-17-05473-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.080 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

249 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	4,984
TOTAL MARKET VALUE	12,584
SOH/AGL Deduction	0
ASSESSED VALUE	12,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,584
TOTAL JUST VALUE	12,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1077/1226	3/10/2006	QC	Q	I	01	5,000
GRANTOR: ANNE R RATLIFF						
GRANTEE: ANNE R & RICHARD OW						
0976/2432	3/10/2003	QC	Q	I	01	100
GRANTOR: ELLEN RYKARD (RESERVI						
GRANTEE: ANNE RYKARD RATLIFF						

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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0000	C	VAC RES	0		00	0.00	0.00	9,970.00	SF		1.00	1.00	1.00	0.25	0.25	2,492							
2	0000	C	VAC RES	0		00	0.00	0.00	9,970.00	SF		1.00	1.00	1.00	0.25	0.25	2,492							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.46 Total Land Value: 4,984 Market: 0 Agricultural: 0 Common: 4,984 PRINTED 06/09/2026 BY SYS