LOT 16 EMERALD COVE S/D PHS 1.

WD 1059-344, WD 1097-1770

RATZLAFF ROBERT E
563 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2027

33-3S-16-02438-116

BUILDING CHARACTERISTICS

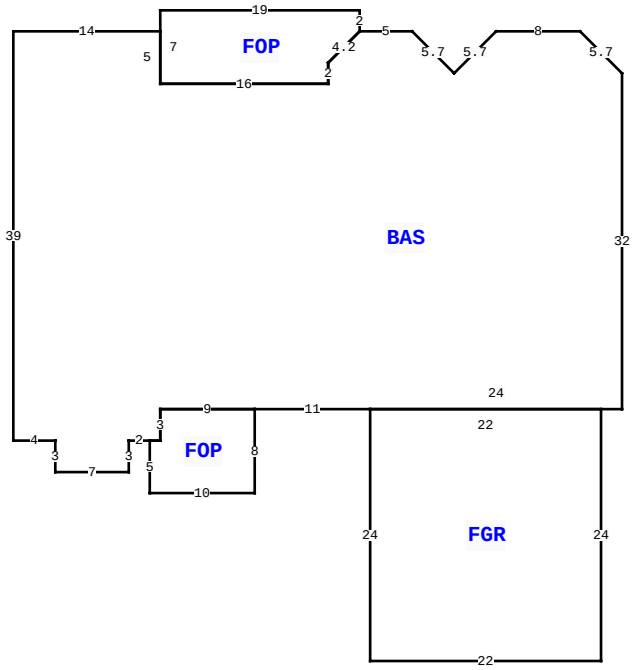
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100		2,043	226,778
FGR	528	55		290	32,191
FOP	77	30		23	2,553
FOP	123	30		37	4,107
TOTALS	2,771			2,393	265,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,393	124.5816	137.04	327,937	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2043 HX Base Yr 2007



563 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,629
TOTAL MARKET OB/XF VALUE	9,888
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	310,517
SOH/AGL Deduction	97,468
ASSESSED VALUE	213,049
TOTAL EXEMPTION VALUE	HX HB 13 213,049
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	310,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044825	Solar Power Syste	53,559	06/28/2022
23831	SFR	628	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/1770	9/27/2006	WD	Q	I		249,000
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: ROBERT E RATZLAFF						
1059/0344	9/16/2005	WD	Q	V		35,000
GRANTOR: D D P CORP						
GRANTEE: ERKINGER HOME BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S39 E4 S3 E7 N3 E2 FOP= S5 E10 N8 W9 S3 W1$ E1 N3 E9 E11 FGR= S24 E22 N24 W22$ E24 N32 L4 U4 W8 D4 L4 L4 U4 W5 FOP= N2 W19 S7 E16 N2 R3 U3 $ D3 L3 S2 W16 N5$.

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	0166	CONC,PAVMT	0	100	0	0	1,596.00	UT	3.00	3.00	100	2007	2007	3	100	4,788	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2023	2022		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 9,888

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS