BEG S R/W LINE OF SR-1, 720 FT
W OF NW COR LOT 1, BLK A,
HIGHWAY PARK S/D WHICH SAID

RATLIFF GEORGIA S DBA: TNT TRANSPORT/NETTLES CHARL
530 SE SULTON LOOP
LAKE CITY, FL 32025

2026

34-3S-17-06956-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

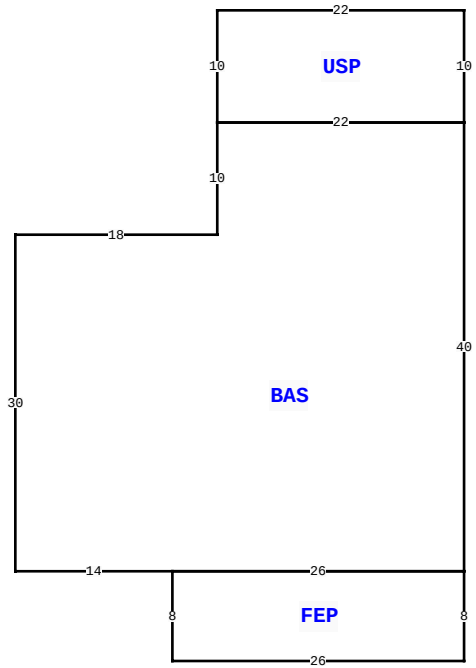
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	94,792
FEP	208	80		166	11,081
USP	220	35		77	5,140
TOTALS	1,848			1,663	111,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	90.0900	102.70	170,790	1949	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr



2580 E US HIGHWAY 90 , 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	111,014
TOTAL MARKET OB/XF VALUE	26,494
TOTAL LAND VALUE - MARKET	57,500
TOTAL MARKET VALUE	195,008
SOH/AGL Deduction	0
ASSESSED VALUE	195,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,008
TOTAL JUST VALUE	195,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,062

XFOB:4:1: USED AS AN OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1050/2402	6/30/2005	WD	Q	I		185,000

GRANTOR: MERRY & TOWNSEND

GRANTEE: GEORGIA RATLIFF TNT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 USP= N10 E22 S10 W22$ S10 W18 S30 E14 FEP= S 8 E26 N8 W26$ E26 N40$.

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	0030	BARN,MT	0	0	62	27	1,612.00	UT	12.00	12.00	100	1993	1993	3	100	19,344	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	
3	0296	SHED METAL	0	0	62	8	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	
4	0294	SHED WOOD/	0	0	18	10	180.00	UT	7.50	7.50	100	2003	2003	3	100	1,350	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 26,494

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	0			0.00	0.00	2.00	AC		1.00	1.00	1.15	25,000.00	28,750.00	57,500							

REVIEW DATE 03/17/2020 BY ME Total Acres: 2.00 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 05/08/2026 BY SYS