

BEG 1098.28 FT S OF NW COR OF
SEC, RUN E 310 FT, S 192.72
FT, W 310.12 FT TO W LINE OF

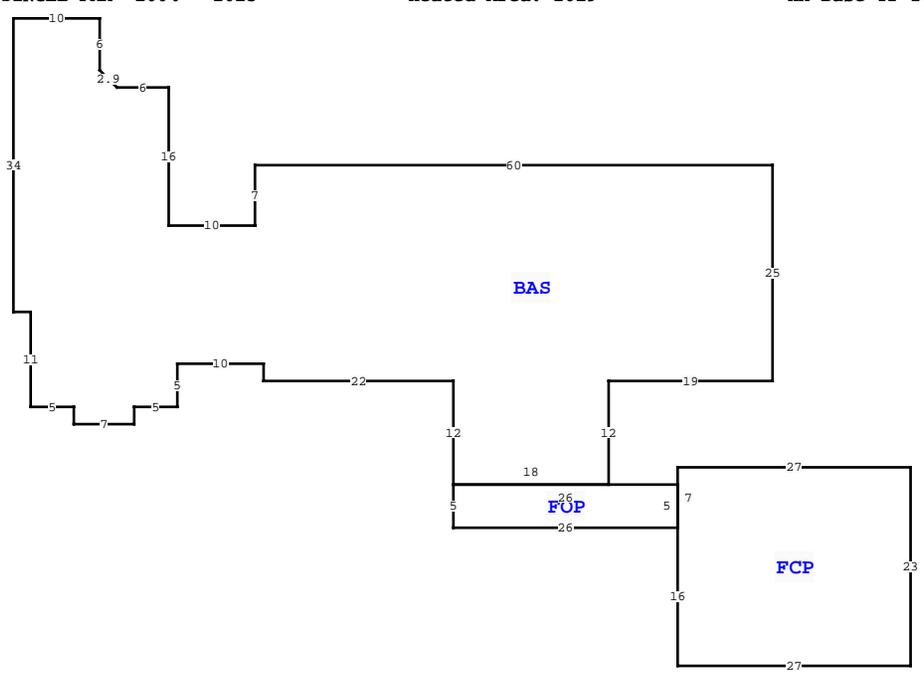
RATLIFF RICHARD O JR/RATLIFF TRINA M
321 NW BISHOP AVE
LAKE CITY, FL 32055

2026

35-4S-16-03282-012
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	03	MASONRY	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	01
NEIGHBORHOOD/LOC	35416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,619	100	
FCP	621	25	
FOP	130	30	
TOTALS	3,370		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,813	117.1100	133.51	375,564	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2015 Heated Area: 2619 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		304,207	
TOTAL MARKET OB/XF VALUE		43,754	
TOTAL LAND VALUE - MARKET		16,960	
TOTAL MARKET VALUE		364,921	
SOH/AGL Deduction		154,487	
ASSESSED VALUE		210,434	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		159,023	
TOTAL JUST VALUE		364,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35572	POOL ENCL	144	07/17/2017
24871	POOL	175	08/15/2006
24397	SFR	765	04/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/2688	12/26/2014	WD	Q	I	01	188,000
GRANTOR: LAURA ANN WREN						
GRANTEE: RICHARD O JR & TRIN						
1181/2140	9/29/2009	WD	U	I	12	188,000
GRANTOR: FIRST FEDERAL SAVINGS						
GRANTEE: LAURA ANN WREN						

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	175	
2	0166	CONC, PAVMT	0	100	10	10	100.00	UT	2.00	50	1993	1993	3	50	100	
3	0120	CLFENCE 4	0	100	12	12	104.00	UT	7.50	100	2006	2006	3	100	780	
4	0280	POOL R/CON	0	100	31	17	527.00	UT	70.00	100	2006	2006	3	51	18,814	
5	0166	CONC, PAVMT	0	100	0	0	1,829.00	UT	3.00	100	2006	2006	3	100	5,487	
6	0282	POOL ENCL	0	100	29	50	1,450.00	UT	15.00	100	2017	2017	3	57	12,398	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	3,000	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF												43,754												
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	0100	C	SFR	100		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,960							

BUILDING NOTES											
321 SW BISHOP AVE, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/16/2026 MLU											

BUILDING DIMENSIONS											
BAS= W60 S7 W10 N16 W6 L2 U2 N6 W10 S34 E2 S11 E5 S2 E7 N2 E5 N5 E10 S2 E22 S12 FOP= S5 E26 FCP= S16 E27 N23 W27 S7 N5 W26 S E18 N12 E19 N25 S.											

LAND DESCRIPTION												TOTAL OB/XF												43,754				
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	0100	C	SFR	100		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,960											