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

2027

35-4S-16-03282-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	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

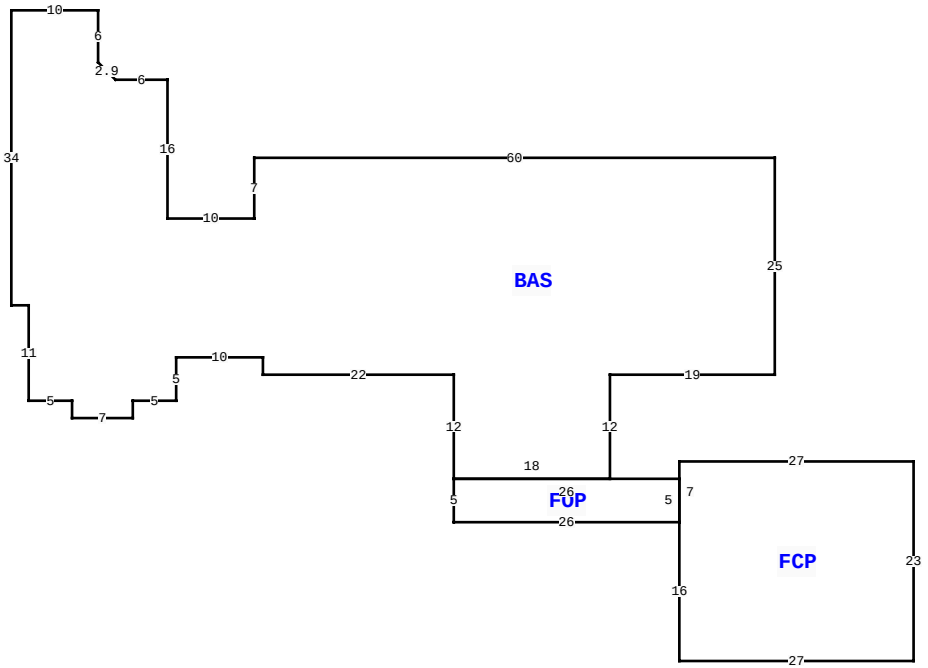
NEIGHBORHOOD/LOC 35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100		2,619	273,278
FCP	621	25		155	16,173
FOP	130	30		39	4,069
TOTALS	3,370			2,813	293,521

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	128.82	362,371	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2015 Heated Area: 2619 HX Base Yr 2015



321 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,521
TOTAL MARKET OB/XF VALUE	43,754
TOTAL LAND VALUE - MARKET	16,960
TOTAL MARKET VALUE	354,235
SOH/AGL Deduction	137,488
ASSESSED VALUE	216,747
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	165,336
TOTAL JUST VALUE	354,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,566

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						

BUILDING NOTES

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$ E18 N12 E19 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 43,754

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		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,960							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.06 Total Land Value: 16,960 Market: 0 Agricultural: 0 Common: 16,960 PRINTED 11/17/2026 BY SYS