

LOT 11 OAK RIDGE ESTATES UNIT 11
AT CONCRETE MOUND MARKED AS PERM
OAKRIDGE ESTATES UNIT 3 RUN S A
RATTEMAN MARK C/RATTEMAN MARY E
573 SW KING ST
LAKE CITY, FL 32024

2025

25-4S-16-03155-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	DRYWALL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Stories	01	NONE 100
Architectural	1. 1. 100	
Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MOD	EFF AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EBB	ECON	FNCT	NORM	% COND
0100	01	2,972	117.0400	122.89	365,229	1994	1994	0	0	0 29.73	70.27
Heated Area: 2321											
HX Base Yr 1996											

COLUMBIA COUNTY PROPERTY

VALUATION BY	Tax Dist.	STANDARD
Tax Group: 2		
TOTAL MARKET VALUE		256,646
TOTAL LAND VALUE - MARKET		5,370
TOTAL MARKET VALUE		84,864
SCHOLAR Deduction		346,880
ASSESSED VALUE		107,624
TOTAL EXEMPTION VALUE		239,256
BASE TAXABLE VALUE		50,000
TOTAL JUST VALUE		189,256
INCOME VALUE		346,880
PREVIOUS YEAR MKT VALUE		0

SALES DATA

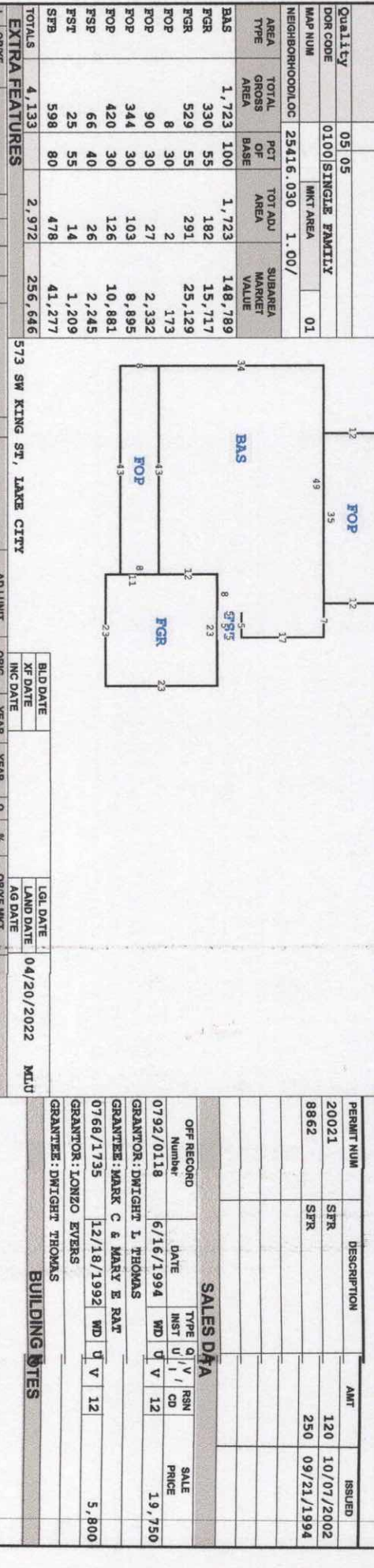
1994	0	0	0	29.73	70.2
HX Base Yr 1996					

BUILDING DIMENSIONS

BAS= W7 FOP= N12 W35 S12 E35S W49 E FOP= S8 E43 N8 W43SE43	
FGR= S11 E23 N23 W23 S12SN12 E8 FST= S5 N5 W5 S5S N5 E3 N17S	
FTR= N30 SEB= N28 W13 FSP= W11 S6 E9 N6S S6 W11 FOP= N6 W15	
S6 E15S FGR= W15 S22 E15 N22S S22 E FOP= E4 N2 W4 S2S N2 E4	
S2 E9S S30S.	

REVIEW DATE

REVIEW DATE	07/10/2019	BY	KR	Total Acres: 9.07	Total Land Value: 84,864	Market: 0	Agricultural: 0	Common: 84,864
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LAND DESCRIPTION	USE	CLS	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT	UNIT	D	DEPTH	%	TOT	UNIT	PRICE	ADJ UNIT	PRICE	ADJ UNIT	LAND	VALUE	OTHER ADJUSTMENTS	YEAR	DEMY	DECL	FRZ	YR	CONSVY
1 0100	C	SFR		100		A-1	0.00	0.00	1.00	LIT	1.00	1.00	0.80	60,000.00		48,000.00		48,000.00		48,000								
2 9900	C	AC NON-AG		100		00	0.00	0.00	5.12	AC	1.00	1.00	0.80	9,000.00		7,200.00		7,200.00		36,864								
TOTAL OB/XF 5,370																												
TOTALS 4,133 2,972 256,646																												
EXTRA FEATURES 573 SW KING ST, LAKE CITY																												
L	OBX	DESCRIPTION	BUD CAP	L	W	UNITS	UT	AdR	ADJ UNIT	PRICE	COND	YEAR	ON	YEAR	ACTUAL	Q	%	OBX/ MKT	AD DATE	NOTES								
1 0166	CONC. PAVMT	0 100	17 20			340.00	UT 1.50		1.50	100	1995	1995	3	100				510	04/20/2022									
2 0327	STABLES-SM	0 100	24 30			720.00	UT 9.00		9.00	75	2009	2009	3	75				4,860										
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BAS= W7 FOP= N12 W35 S12 E35S W49 E FOP= S8 E43 N8 W43SE43																												
FGR= S11 E23 N23 W23 S12SN12 E8 FST= S5 N5 W5 S5S N5 E3 N17S																												
FTR= N30 SEB= N28 W13 FSP= W11 S6 E9 N6S S6 W11 FOP= N6 W15																												
S6 E15S FGR= W15 S22 E15 N22S S22 E FOP= E4 N2 W4 S2S N2 E4																												
S2 E9S S30S.																												