

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**

updated: 7/25/2024

Parcel: &lt;&lt; 03-4S-17-07592-635 (28390) &gt;&gt;

**Owner & Property Info**

Result: 1 of 1

Owner	RATLIFF DAVID B RATLIFF CARMEN 194 SE ELM LOOP LAKE CITY, FL 32025		
Site	194 SE ELM LOOP, LAKE CITY		
Description*	LOT 5 BLK E EASTSIDE VILLAGE UNIT 6. 968-1522, WD 1046-297, PB 1103-1742, WD 1370-193,		
Area	0.26 AC	S/T/R	03-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$24,750	Mkt Land	\$24,750
Ag Land	\$0	Ag Land	\$0
Building	\$154,201	Building	\$165,919
XFOB	\$6,952	XFOB	\$6,652
Just	\$185,903	Just	\$197,321
Class	\$0	Class	\$0
Appraised	\$185,903	Appraised	\$197,321
SOH Cap [?]	\$130,464	SOH Cap [?]	\$140,219
Assessed	\$55,439	Assessed	\$57,102
Exempt	HX HB \$30,439	Exempt	HX HB \$32,102
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$30,439	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$32,102

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/4/2018	\$137,000	1370 / 193	WD	I	Q	01
5/12/2005	\$127,000	1046 / 297	WD	I	Q	
11/27/2002	\$101,000	968 / 1522	WD	I	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	2002	1511	2081	\$165,919

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2002	\$1,352.00	676.00	0 x 0
0296	SHED METAL	2020	\$500.00	1.00	x
0104	GENERATOR PERM	2020	\$4,800.00	1.00	x

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.260 AC)	1.1000/1.0000 1.0000/ /	\$24,750 /LT	\$24,750

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