

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/31/2025

Parcel: 26-3S-16-02308-106 (8407)

Owner & Property Info

Result: 1 of 1

Owner	RATLIFF RONALD RATLIFF BARBARA 132 NW BROOMSAGE CT LAKE CITY, FL 32055		
Site	132 NW BROOMSAGE CT, LAKE CITY		
Description*	LOT 29 FAIRWAY VIEW UNIT 4. POA ORB 622-512. WD 1038-1097. WD 1073-1707.		
Area	0.51 AC	S/T/R	26-3S-16
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

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,000	Mkt Land	\$21,000
Ag Land	\$0	Ag Land	\$0
Building	\$235,590	Building	\$248,016
XFOB	\$3,973	XFOB	\$3,973
Just	\$257,563	Just	\$272,989
Class	\$0	Class	\$0
Appraised	\$257,563	Appraised	\$272,989
SOH/10% Cap	\$90,993	SOH/10% Cap	\$101,588
Assessed	\$166,570	Assessed	\$171,401
Exempt	HX HB	Exempt	HX HB
Total	county:\$116,570 city:\$0	Total	county:\$120,679 city:\$0
Taxable	other:\$0 school:\$141,570	Taxable	other:\$0 school:\$146,401

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/7/2006	\$175,000	1073 / 1707	WD	I	Q	
2/14/2005	\$100	1038 / 1097	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1824	2725	\$248,016

*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	2006	\$3,973.00	1589.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/.60000000 /	\$21,000 /LT	\$21,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

