LOTS 1 & 2 LILLIAN ACRES S/D.
541-106, 573-475, 693-36, 817-10

KIGHT-FITZ ROBERT PEARCE
498 SW JIM WITT RD
LAKE CITY, FL 32025

2026

03-5S-17-09101-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

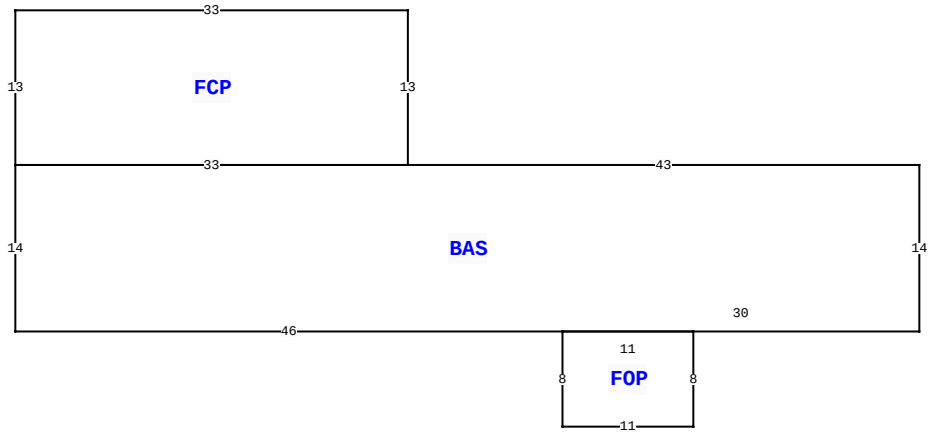
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	30,362
FCP	429	25		107	3,053
FOP	88	35		31	885
TOTALS	1,581			1,202	34,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	118.9000	71.34	85,751	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr



498 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,300
TOTAL MARKET OB/XF VALUE	10,147
TOTAL LAND VALUE - MARKET	40,200
TOTAL MARKET VALUE	69,837
SOH/AGL Deduction	4,097
ASSESSED VALUE	65,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,740
TOTAL JUST VALUE	84,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,647

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/985	3/25/2021	WD	U	I	11	100
GRANTOR: KIGHT-FITZ KRISTAL						
GRANTEE: KIGHT-FITZ ROBERT P						
0817/1062	2/05/1996	WD	Q	I		43,000
GRANTOR: OSCAR & MARY GOLDEN						
GRANTEE: KRISTAL FITZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FCP= N13 W33 S13 E33$ W33 S14 E46 FOP= S8 E11 N8 W11$ E30 N14$.

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	0294	SHED WOOD/	0	0	11	36	396.00	UT	0.75	0.75	100	0	0	3	100	297	
2	0294	SHED WOOD/	0	0	36	43	1.00	UT	0.00	0.00	100	1990	1990	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	50	2004	2004	3	50	450	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,147

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	0200	C	MBL HM	0		00	0.00	0.00	2.47	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,700							
2	5500	A	TIMBER 2	0					1.55	AC		1.00	1.00	1.00	445.00	445.00	690							
3	9910	M	MKT.VAL.AG	0					1.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,500							

REVIEW DATE 07/20/2017 BY BC Total Acres: 4.02 Total Land Value: 25,390 Market: 15,500 Agricultural: 690 Common: 24,700 PRINTED 11/20/2025 BY SYS