

COMM AT SW COR OF SW1/4 OF SE 1/
FT TO C/L OF NW HUNTSVILLE CHURC
POB, CONT NW ALONG C/L 654.69 FT

PETTIGREW JAMES R
851 NW HUNTSVILLE CHURCH DRIVE
LAKE CITY, FL 32055

2026

05-3S-16-01989-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall		31	VINYL SID 100		0800	02	1,893	117.9000	70.74	133,911	2009	2008	0	0	0	42.00	58.00																	
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME 100% - 1998										Heated Area: 1736										HX Base Yr 1998									
Roof Cover		14	PREFIN MT 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		01																													
NEIGHBORHOOD/LOC		5316.00		1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,736	100		1,736	71,227																													
FOP	140	35		49	2,010																													
FOP	310	35		108	4,431																													
TOTALS		2,186		1,893	77,668																													
EXTRA FEATURES										851 NW HUNTSVILLE CHURCH DR, LAKE CITY																								
L N	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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200																		
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500																		
3	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500																		
4	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800																		
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
6	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800																		
7	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																		
8	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																		
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600																		
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400																		
LAND DESCRIPTION										TOTAL OB/XF 16,800																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.73	AC		1.00	1.00	1.00	280.00	280.00	5,524																	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.73	AC		1.00	1.00	1.00	6,000.00	6,000.00	118,380																	
REVIEW DATE 05/07/2018 BY KR Total Acres: 20.73 Total Land Value: 11,524 Market: 118,380 Agricultural: 5,524 Common: 6,000 PRINTED 11/07/2025 BY SYS																																		

PETTIGREW JAMES R
851 NW HUNTSVILLE CHURCH DRIVE
LAKE CITY, FL 32055

05-3S-16-01989-001

[illegible]