

COMM AT NE COR OF SEC. RUN W 241
US HWY 441 RUN S ALONG R/W 675.8
578.07 FT, S 4 DG W 111.66 FT FO

KETCHAM JAMES HUNTER/KETCHAM LUCI ROGERS
8744 S US HWY 441
LAKE CITY, FL 32025

2026

10-5S-17-09177-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100

Quality	06	06
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	10517.00	1.00/

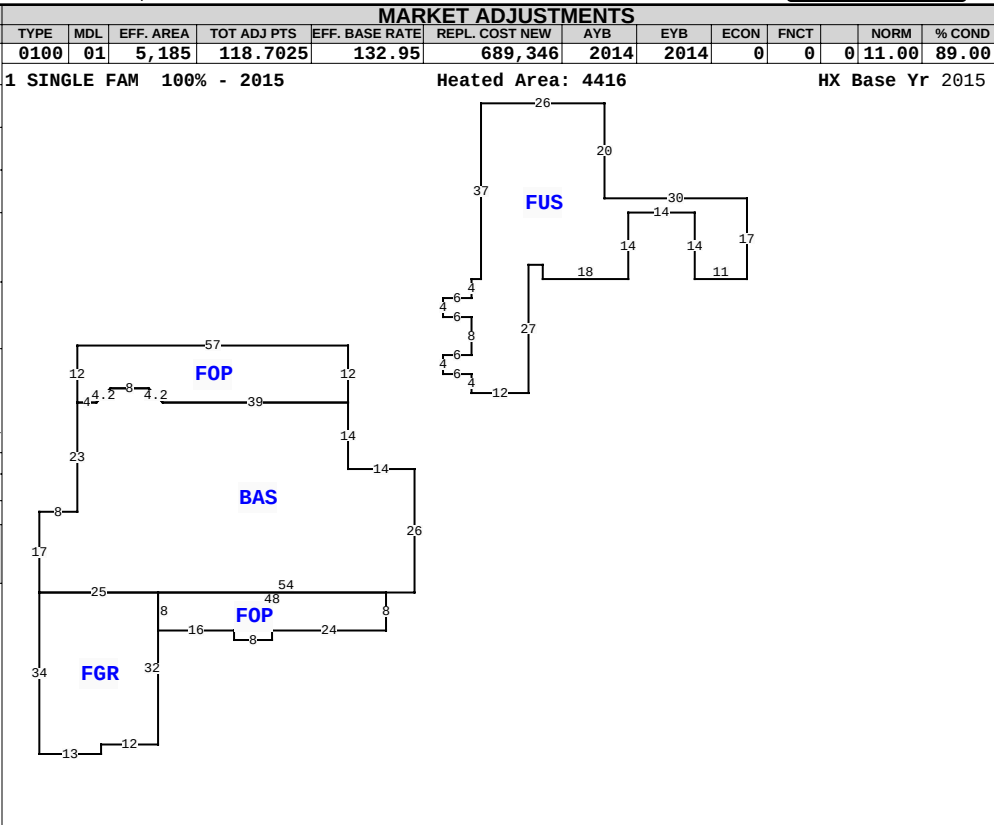
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,813	100		2,813	332,849
FGR	826	55		454	53,720
FOP	400	30		120	14,199
FOP	651	30		195	23,073
FUS	1,603	100		1,603	189,676

TOTALS	6,293			5,185	613,518
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0		2.00	2.00
3	0119	MASONRY WA	0	0	0	0		0.00	0.00
4	0260	PAVEMENT-A	0	100	0	0		1.30	1.30
5	9946	Well	0	100	0	0		4,000.00	4,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01
2	9910	M	MKT. VAL. AG	0			0.00	0.00	4.01
3	0100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	07/31/2017	BY	DF
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8744 S US HIGHWAY 441 , LAKE CITY	BLD DATE	LGL DATE	05/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	2014	2014	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		2.00	2.00	100	2014	2014	3	100	5,406	
3	0119	MASONRY WA	0	0	0	0		0.00	0.00	100	2017	2017	3	100	400	
4	0260	PAVEMENT-A	0	100	0	0		1.30	1.30	100	2017	2017	3	100	21,372	
5	9946	Well	0	100	0	0		4,000.00	4,000.00	100			3	100	4,000	

TOTAL OB/XF										33,178						
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
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00
2	9910	M	MKT. VAL. AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00

Total Acres: 5.01	Total Land Value: 11,123	Market: 40,100	Agricultural: 1,123	Common: 10,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				613,518	
TOTAL MARKET OB/XF VALUE				33,178	
TOTAL LAND VALUE - MARKET				50,100	
TOTAL MARKET VALUE				657,819	
SOH/AGL Deduction				248,966	
ASSESSED VALUE				408,853	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				358,131	
TOTAL JUST VALUE				696,796	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				703,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31219	SFR	1,530	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1247/2018	1/13/2013	QC	U	V	11
GRANTOR: EVERETT W ROGERS & DE					
GRANTEE: JAMES HUNTER KETCHA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W14 N14 FOP= N12 W57 S12 E4 R3 U3 E8 D3 R3 E39\$ W39 L3 U3 W8 D3 L3 W4 S23 W8 S17 FGR= S34 E13 N2 E12 N32 W25\$ E25 FOP= S8 E16 S2 E8 N2 E24 N8 W48\$ E54 N26\$ PTR= N40 E70 FUS= N17 W30 N20 W26 S37 W2 S4 W6 S4 E6S8 W6 S4 E6 S4 E12 N27 E3 S3 E18 N14 E14 S14 E11\$ S40 W70\$.					