BEG SW COR SW1/4, N 1330.54 FT T
SW1/4 OF SW1/4, E 332.34 FT, S 1
332.56 FT TO POB.

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

2026

11-6S-17-09649-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

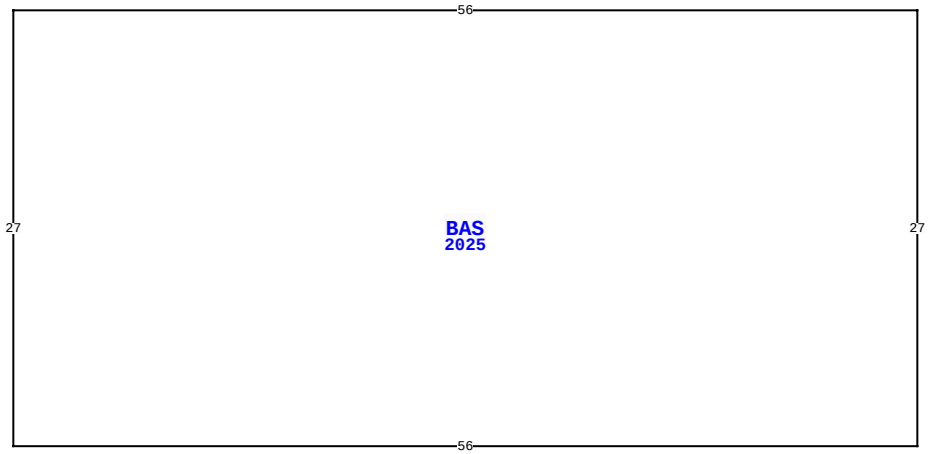
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	11617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	166,490
TOTALS	1,512			1,512	166,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	112.36	169,888	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 0% - 2025 Heated Area: 1512 HX Base Yr



494 SE BAILEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	166,490
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	81,200
TOTAL MARKET VALUE	184,052
SOH/AGL Deduction	0
ASSESSED VALUE	184,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,052
TOTAL JUST VALUE	254,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,690

SALE:2:1: 1/5 INTEREST $.60 STAMPS

SALE:1:1: NOW OWN COMPLETE INT IN PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049774	Mobile Home		05/09/2024
32608	M H	325	01/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/2074	11/14/2012	WD	Q	V	01	30,500

GRANTOR: EUGENE WESLEY DANIELS

GRANTEE: JAMES HUNTER & LUCI

1126/0324	6/25/2007	QC	Q	V	01	100

GRANTOR: DANIELS,MICK,KEEN,REA

GRANTEE: EUGENE WESLEY DANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,16] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	280.00	280.00	2,562							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,200							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 07/19/2024 BY JB Total Acres: 10.15 Total Land Value: 10,562 Market: 73,200 Agricultural: 2,562 Common: 8,000 PRINTED 11/19/2025 BY SYS