COMM NE COR OF SEC 28 & RUN W 18
THENCE RUN S 923.18 FT TO POB, C
1165.95 FT, THENCE RUN W 1527.61

PETTYJOHN JAMES DWIGHT JR
19918 NW 247TH LN
HIGH SPRINGS, FL 32643

2026

28-4S-17-08833-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

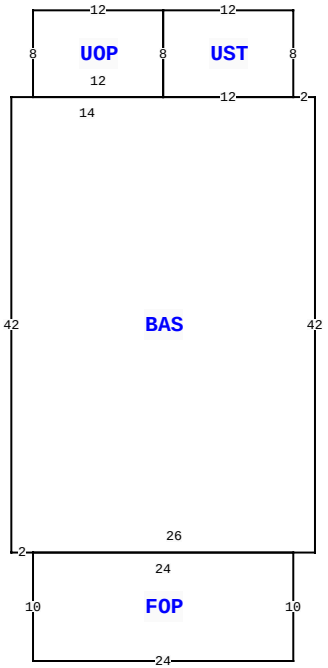
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	80,476
FOP	240	30		72	4,927
UOP	96	20		19	1,300
UST	96	45		43	2,943
TOTALS	1,608			1,310	89,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	94.0000	105.28	137,917	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1176 HX Base Yr



5627 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,646
TOTAL MARKET OB/XF VALUE	485
TOTAL LAND VALUE - MARKET	168,525
TOTAL MARKET VALUE	106,833
SOH/AGL Deduction	0
ASSESSED VALUE	106,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,833
TOTAL JUST VALUE	258,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2736	9/15/2021	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1444/2756	8/06/2021	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UST= N8 W12 S8 E12$W12 UOP= N8 W12 S8 E12$ W14 S42 E2
FOP= S10 E24 N10 W24$E26 N42$.

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	0210	GARAGE U	0	0	18	24	432.00	UT	1.32	1.32	50	0	0	3	50	285	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 485

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	47.15	AC		1.00	1.00	1.00	280.00	280.00	13,202							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.15	AC		1.00	1.00	1.00	3,500.00	3,500.00	165,025							

REVIEW DATE 06/27/2017 BY DF Total Acres: 48.15 Total Land Value: 16,702 Market: 165,025 Agricultural: 13,202 Common: 3,500 PRINTED 11/21/2025 BY SYS