COMM 113.4 FT W OF NW COR ON E R
ALONG R/W 2265.9 FT FOR POB, W 4
FT, E 420 FT, NW 250 FT TO POB.

PETTYJOHN CAROLYN W
6960 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-4S-17-08984-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

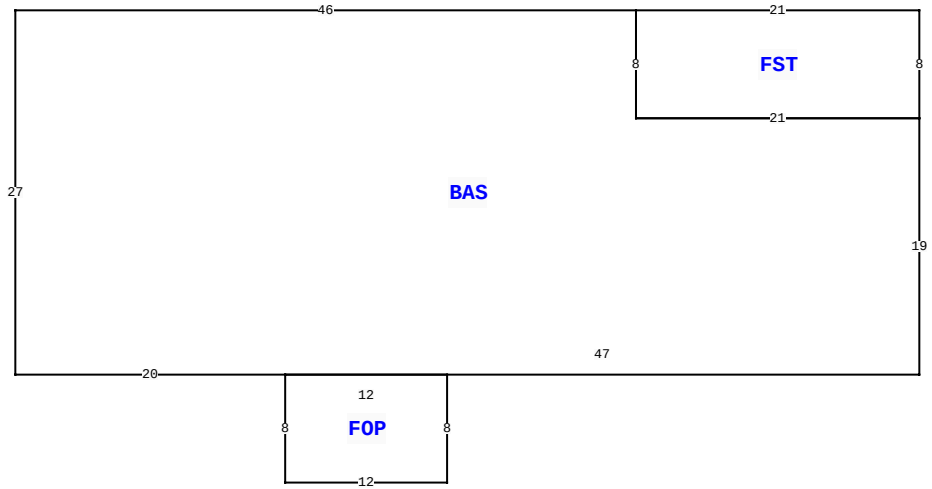
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	6241	S/IMP PASTURE SFR
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100		1,641	136,744
FOP	96	30		29	2,417
FST	168	55		92	7,666
TOTALS	1,905			1,762	146,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	114.4640	128.20	225,888	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1641 HX Base Yr



6960 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: 3	Tax Dist:	
BUILDING MARKET VALUE		146,827
TOTAL MARKET OB/XF VALUE		24,024
TOTAL LAND VALUE - MARKET		235,970
TOTAL MARKET VALUE		194,536
SOH/AGL Deduction		66,701
ASSESSED VALUE		127,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,113
TOTAL JUST VALUE		406,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/815	7/02/2024	LE	U	I	14	100
GRANTOR: PETTYJOHN BETTY CAROL						
GRANTEE: PETTYJOHN BRAD JASO						
1467/1851	5/25/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: PETTYJOHN BETTY CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S27 E20 FOP= S8 E12 N8 W12$ E47 N19 FST= N8 W21 S8 E21$ W21 N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	50	100	5,000.00	UT	2.00	2.00	100	2004	2004	3	100	10,000	
3	0070	CARPORT UF	0	100	22	20	440.00	UT	0.75	0.75	100	0	0	3	100	330	
4	0040	BARN,POLE	0	100	50	100	5,000.00	UT	2.00	2.00	100	2004	2004	3	100	10,000	
5	0296	SHED METAL	0	100	22	24	528.00	UT	1.65	1.65	100	0	0	3	100	871	
6	0040	BARN,POLE	0	100	49	36	1,764.00	UT	0.75	0.75	100	0	0	3	100	1,323	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 24,024

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	100		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,840							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.59	AC		1.00	1.00	1.00	280.00	280.00	8,845							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.59	AC		1.00	1.00	1.00	7,000.00	7,000.00	221,130							

REVIEW DATE 07/14/2017 BY BC Total Acres: 33.71 Total Land Value: 23,685 Market: 221,130 Agricultural: 8,845 Common: 14,840 PRINTED 11/07/2025 BY SYS