

COMM NE COR SEC 33, RUN W ALONG
TO W R/W US-41, SE ALONG R/W 251
RUN W 420 FT, SE 381.97 FT TO S

STAFFORD CHADWICK RICHARD
7044 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-4S-17-08987-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	4817WHSE STORAGE/OFFICE	
MAP NUM		02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	356	100		356	9,406
FOP	24	30		7	185
FST	16	50		8	212

TOTALS	396			371	9,802
--------	-----	--	--	-----	-------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,100.00
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
4	0020	BARN, FR	0	0	27	27	729.00	UT	3.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	4800	C	WAREHOUSE	0		A-1	0.00	0.00	3.50

REVIEW DATE 07/14/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4900	04	371	71.4000	52.84	19,604	1950	1950	0	0	0	50.00	50.00	
1 OFFICE LOW 0% - 2023 Heated Area: 356 HX Base Yr													
7044 S US HIGHWAY 441 , LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,060	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,100.00	9,100.00	60	0	0	3	60	5,460	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
4	0020	BARN, FR	0	0	27	27	729.00	UT	3.30	3.30	100	0	0	3	100	2,406	

TOTAL OB/XF										11,776							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	4800	C	WAREHOUSE	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.25	10,000.00	12,500.00	43,750

Total Acres: 3.50 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		9,802	
TOTAL MARKET OB/XF VALUE		11,776	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		65,328	
SOH/AGL Deduction		0	
ASSESSED VALUE		65,328	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,328	
TOTAL JUST VALUE		65,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1470/2497	7/12/2022	WD U	I	I	11	100	
GRANTOR: PETTYJOHN BETTY CAROL							
GRANTEE: STAFFORD CHADWICK R							
1469/1558	6/21/2022	WD U	I	I	11	100	
GRANTOR: PETTYJOHN BETTY CAROL							
GRANTEE: STAFFORD CHADWICK R							

BUILDING NOTES									

BUILDING DIMENSIONS									
FST= W4 BAS= W28 S9 E10 S7FOP= S2 E12 N2 W12\$ E12 N7 E10 N5 W4 N4\$ S4 E4 N4\$.									