

COMM NW COR OF SW1/4 OF SE1/4,  
 RUN S 15 FT, W 275 FT FOR POB,  
 RUN S 500 FT, W 290 FT, N 500

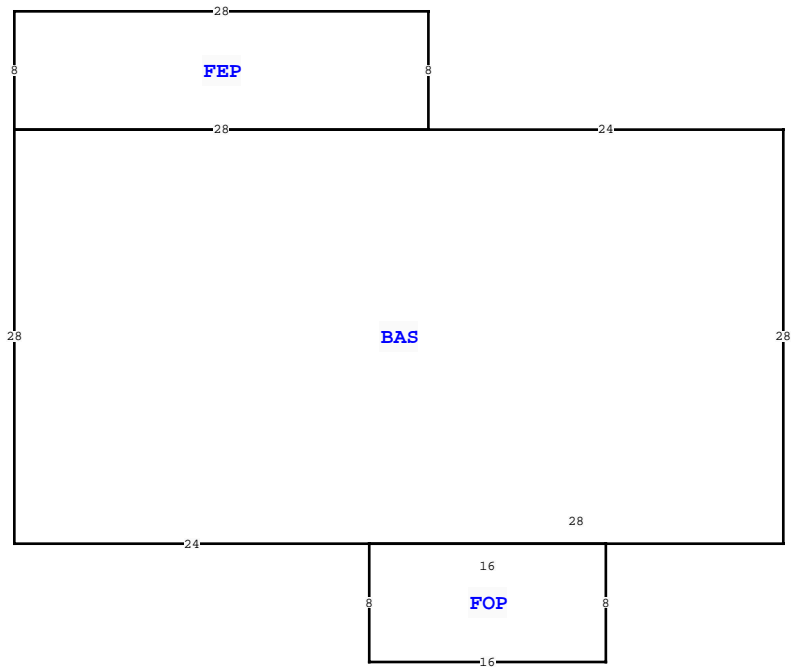
KETCHAM JAMES HUNTER & LUCI R/KETCHAM LUCI R  
 8744 S US HWY 441  
 LAKE CITY, FL 32025

**2026**

03-5S-17-09074-000  


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
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				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	3517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	114,268
FEP	224	80		179	14,048
FOP	128	30		38	2,982
TOTALS	1,808			1,673	131,299

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,673	107.8000	120.74	201,998	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,299
TOTAL MARKET OB/XF VALUE			1,380
TOTAL LAND VALUE - MARKET			41,625
TOTAL MARKET VALUE			174,304
SOH/AGL Deduction			4,131
ASSESSED VALUE			170,173
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,173
TOTAL JUST VALUE			174,304
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/1801	5/27/2005	WD	Q	I	06	110,000
GRANTOR: EVERETT W ROGERS						
GRANTEE: JAMES HUNTER & LUCI						
1042/2756	4/05/2005	WD	Q	I		110,000
GRANTOR: MARY L RICHARDSON ETA						
GRANTEE: EVERETTE W ROGERS						

EXTRA FEATURES																
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	0021	BARN,FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	0	18	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	

TOTAL OB/XF														1,380
234 SW JIM WITT RD, LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/06/2026 MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 FEP= N8 W28 S8 E28\$ W28 S28 E24 FOP= S8 E16 N8W16\$ E28 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	3.33	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,625							