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

2027

03-5S-17-09074-000

BUILDING CHARACTERISTICS

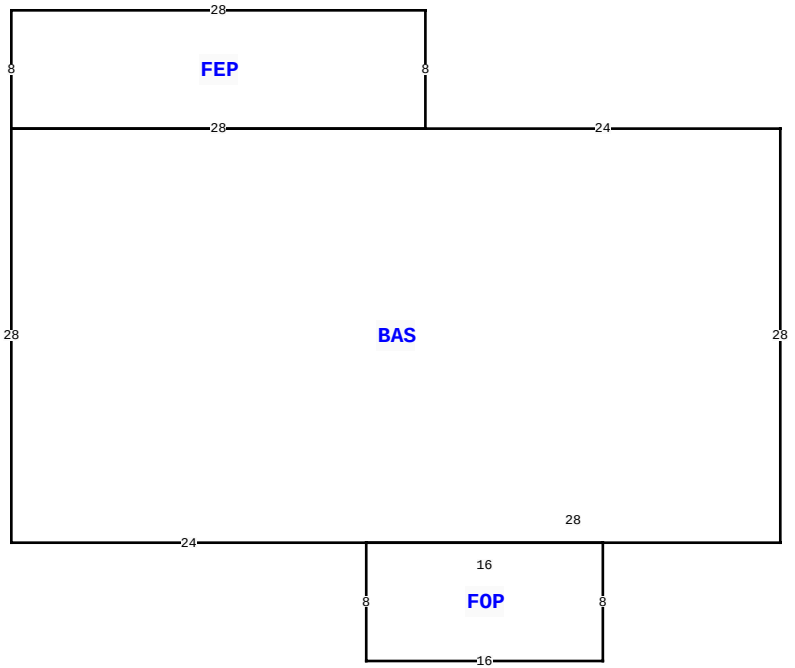
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	112,224
FEP	224	80		179	13,797
FOP	128	30		38	2,929
TOTALS	1,808			1,673	128,950

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	118.58	198,384	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



234 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,950
TOTAL MARKET OB/XF VALUE	1,380
TOTAL LAND VALUE - MARKET	41,625
TOTAL MARKET VALUE	171,955
SOH/AGL Deduction	0
ASSESSED VALUE	171,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,955
TOTAL JUST VALUE	171,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,304

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						

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 1,380

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	3.33	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,625							

REVIEW DATE 07/20/2017 BY BC Total Acres: 3.33 Total Land Value: 41,625 Market: 0 Agricultural: 0 Common: 41,625 PRINTED 11/17/2026 BY SYS