

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

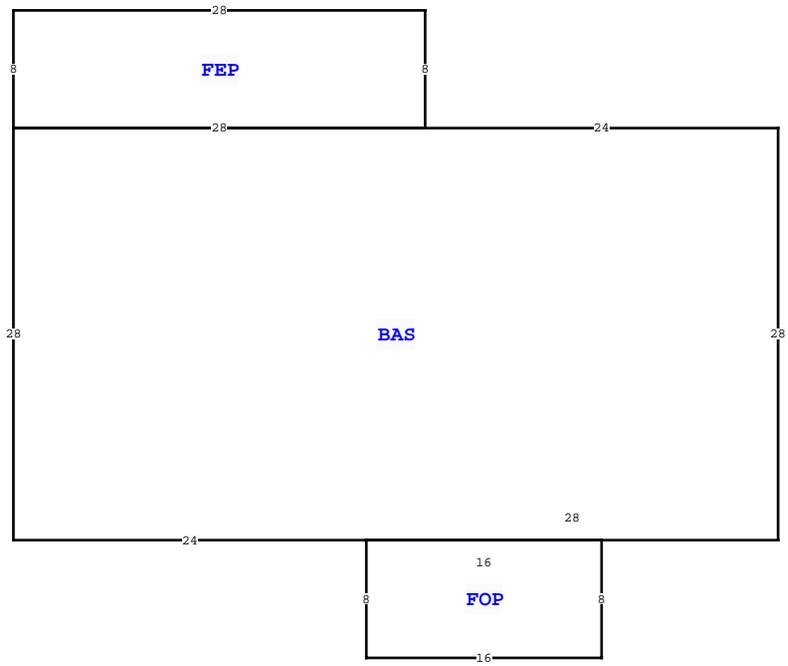
KETCHAM JAMES HUNTER & LUCI R/KETCHAM LUCI R  
 8744 S US HWY 441  
 LAKE CITY, FL 32025

**2026**

03-5S-17-09074-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	1,456	100	
FEP	224	80	
FOP	128	30	
TOTALS	1,808		
			1,673
			133,637

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
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			133,637
TOTAL MARKET OB/XF VALUE			1,380
TOTAL LAND VALUE - MARKET			41,625
TOTAL MARKET VALUE			176,642
SOH/AGL Deduction			6,469
ASSESSED VALUE			170,173
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,173
TOTAL JUST VALUE			176,642
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										