BEG NE COR OF SW1/4 OF SW1/4, RU
W 462 FT, N 471.40 FT, E 462 FT

KIGHT-FITZ ROBERT PEARCE
498 SW JIM WITT RD
LAKE CITY, FL 32025

2027

03-5S-17-09107-002

BUILDING CHARACTERISTICS

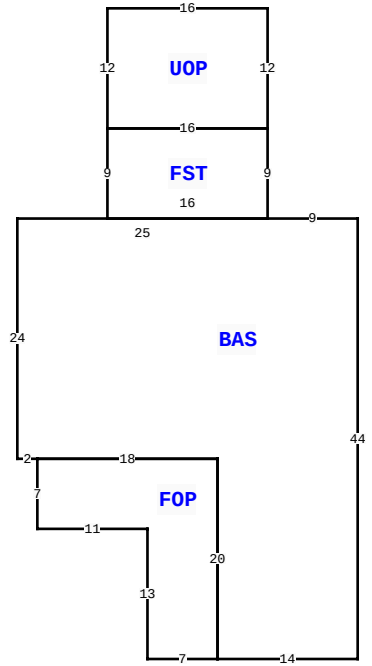
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	5000	IMPROVED AG
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	1,096	100		1,096	83,608
FOP	217	30		65	4,958
FST	144	55		79	6,026
UOP	192	20		38	2,899
TOTALS	1,649			1,278	97,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,278	106.6920	117.36	149,986	1935	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1096 HX Base Yr 2026



436 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,491
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		27,500
TOTAL MARKET VALUE		119,571
SOH/AGL Deduction		0
ASSESSED VALUE		119,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,160
TOTAL JUST VALUE		132,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,869

BLDG:2:1: REMBR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40546	ELECTRICAL	0	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/986	3/24/2021	WD	U	I	11	100
GRANTOR: FITZ DALE ROBERT						
GRANTEE: KIGHT-FITZ ROBET PE						
1431/2103	3/04/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FITZ DALE ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FST= N9 UOP= N12 W16 S12 E16$ W16 S9 E16$ W25 S24 E2
FOP= S7 E11S13 E7N20 W18$ E18 S20 E14 N44$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.45	AC		1.00	1.00	1.00	445.00	445.00	1,980							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,500							

REVIEW DATE 11/17/2020 BY BC'1 Total Acres: 5.45 Total Land Value: 14,980 Market: 14,500 Agricultural: 1,980 Common: 13,000 PRINTED 11/17/2026 BY SYS