E1/2 OF SW1/4, EX 20.73 AC IN OR & THAT PART LYING WEST OF EXISTI BOUNDARY SURVEY ORB 1069-2778 (T

ELLIS RICHARD S/ELLIS MICHELLE S
935 NW HUNTSVILLE CHURCH DR
LAKE CITY, FL 32055

2027

05-3S-16-01989-000

BUILDING CHARACTERISTICS

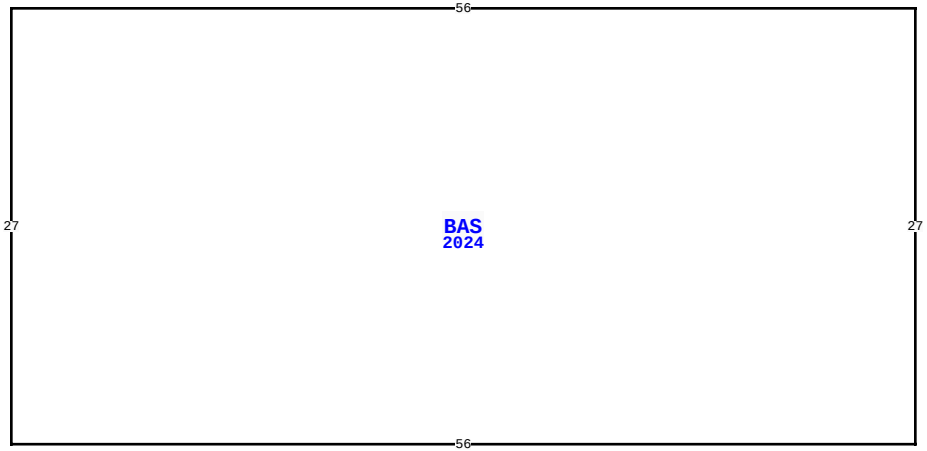
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	159,585
TOTALS	1,512			1,512	159,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.0000	108.81	164,521	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2024 Heated Area: 1512 HX Base Yr 2024



935 NW HUNTSVILLE CHURCH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,610
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		307,560
TOTAL MARKET VALUE		365,106
SOH/AGL Deduction		0
ASSESSED VALUE		365,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,695
TOTAL JUST VALUE		657,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,886

LAND:5:1: LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055377	Right-of-Way Acce		03/30/2026
000047566	Mobile Home		06/29/2023
000042916	New Residential C	100,000	10/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/932	3/04/2021	WD	Q	V	01	186,300
GRANTOR: PETTIGREW MARGARET H						
GRANTEE: ELLIS RICHARD S						
1285/2445	11/20/2014	LE	U	V	14	100
GRANTOR: MARGARET PETTIGREW (E						
GRANTEE: MARGARET PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,13] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	22.50	AC		1.00	1.00	1.00	40.00	40.00	900							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.42	AC		1.00	1.00	1.00	281.00	281.00	5,176							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
4	9910	M	MKT.VAL.AG	0					54.92	AC		1.00	1.00	1.00	5,500.00	5,500.00	302,060							
5	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 09/21/2023 BY JB Total Acres: 55.92 Total Land Value: 15,496 Market: 302,060 Agricultural: 9,996 Common: 5,500 PRINTED 11/17/2026 BY SYS

E1/2 OF SW1/4, EX 20.73 AC IN OR & THAT PART LYING WEST OF EXISTI BOUNDARY SURVEY ORB 1069-2778 (T

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BUILDING CHARACTERISTICS

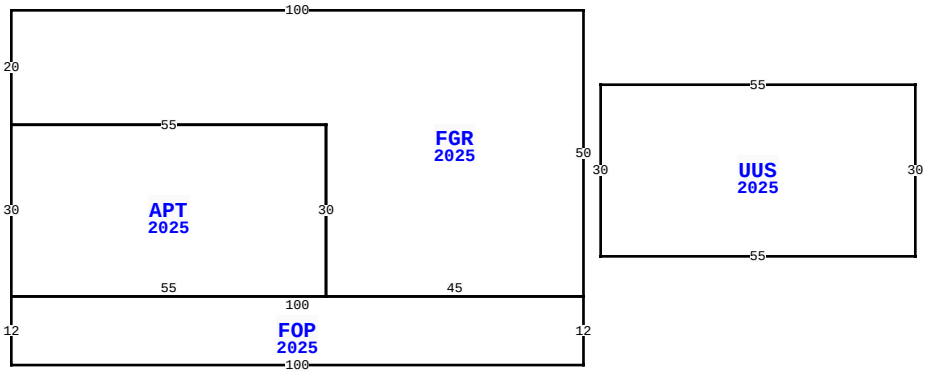
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,650	100	2025	1,650	67,039
FGR	3,350	55	2025	1,842	74,840
FOP	1,200	30	2025	360	14,626
UUS	1,650	50	2025	825	33,519
TOTALS	7,850			4,677	190,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	4,677	108.0000	41.04	191,944	2024	2024	0	0	0	1.00	99.00

2 PREF M B A 100% - 2025 Heated Area: 1650 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

935 NW HUNTSVILLE CHURCH DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
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GRANTEE: ELLIS RICHARD S						
1285/2445	11/20/2014	LE	U	V	14	100
GRANTOR: MARGARET PETTIGREW (E						
GRANTEE: MARGARET PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=56,3] W100 S20 E55 S30 E45 N50 $
APT=[YR=2025;ORIG=-44,23] E55 S30 W55 N30 $
FOP=[YR=2025;ORIG=-44,53] E100 S12 W100 N12 $
UUS=[YR=2025;ORIG=59,16] E55 S30 W55 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/21/2023 BY JB Total Acres: 55.92 Total Land Value: 15,496 Market: 302,060 Agricultural: 9,996 Common: 5,500 PRINTED 11/17/2026 BY SYS