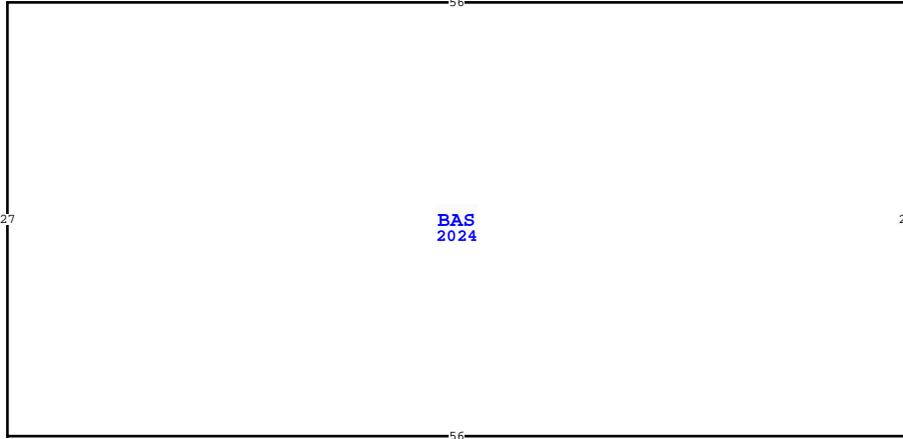




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
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	161,301
TOTALS	1,512			1,512	161,301

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,512	117.0000	109.98	166,290	2023	2023	0	0	3.00	97.00	
1 MANUF 1			0% - 2024		Heated Area: 1512			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		351,326	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		307,560	
TOTAL MARKET VALUE		366,822	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,822	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		315,411	
TOTAL JUST VALUE		658,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,549	
LAND:5:1: LOW & WET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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	
935 NW HUNTSVILLE CHURCH DR, LAKE CITY													BLD DATE		LGL DATE	05/16/2023	MLU
													XF DATE		LAND DATE		
													MNC DATE		AG DATE		

BUILDING NOTES												

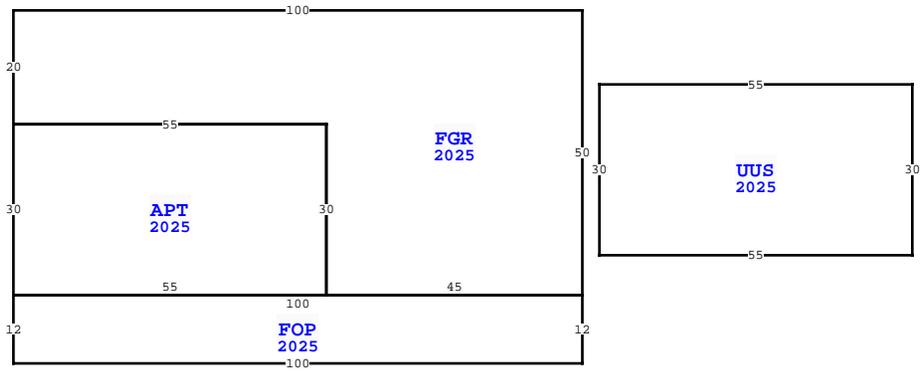
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=21,13] E56 S27 W56 N27 \$												

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	DPHT 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							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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/		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF M B A	100%	- 2025									
Heated Area: 1650						HX Base Yr 2024						



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

935 NW HUNTSVILLE CHURCH DR, LAKE CITY, FL 32055

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
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
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BASE TAXABLE VALUE		315,411	
TOTAL JUST VALUE		658,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: PETTIGREW MARGARET H						
GRANTEE: ELLIS RICHARD S						
1285/2445	11/20/2014	LE U	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 \$	