COMM AT SW COR OF SW1/4 OF SE 1/
FT TO C/L OF NW HUNTSVILLE CHURC
POB, CONT NW ALONG C/L 654.69 FT

PETTIGREW JAMES R
851 NW HUNTSVILLE CHURCH DRIVE
LAKE CITY, FL 32055

2027

05-3S-16-01989-001

BUILDING CHARACTERISTICS

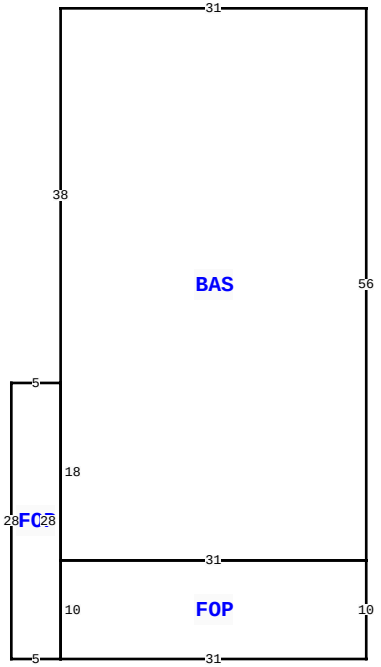
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	71,227
FOP	140	35		49	2,010
FOP	310	35		108	4,431
TOTALS	2,186			1,893	77,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,893	117.9000	70.74	133,911	2009	2008	0	0	0	42.00	58.00

1 MOBILE HME 100% - 1998 Heated Area: 1736 HX Base Yr 1998



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

851 NW HUNTSVILLE CHURCH DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,957
TOTAL MARKET OB/XF VALUE	43,672
TOTAL LAND VALUE - MARKET	124,380
TOTAL MARKET VALUE	181,153
SOH/AGL Deduction	9,285
ASSESSED VALUE	171,868
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	120,457
TOTAL JUST VALUE	294,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,612

SALE:1:1: 20.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27416	M H	375	10/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1579	1/16/2014	WD	U	I	30	100
GRANTOR: MARGARET PETTIGREW						
GRANTEE: JAMES & JOANN PETTI						
1267/0182	12/20/2013	WD	U	I	30	100
GRANTOR: MARGARET PETTIGREW						
GRANTEE: JAMES & JOANN PETTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S38 FOP= W5 S28 E5 N28$ S18 FOP= S10 E31 N10 W31$
E31 N56$.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
3	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
4	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
8	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

TOTAL OB/XF 16,800

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.73	AC		1.00	1.00	1.00	280.00	280.00	5,524							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.73	AC		1.00	1.00	1.00	6,000.00	6,000.00	118,380							

REVIEW DATE 05/07/2018 BY KR Total Acres: 20.73 Total Land Value: 11,524 Market: 118,380 Agricultural: 5,524 Common: 6,000 PRINTED 11/17/2026 BY SYS

COMM AT SW COR OF SW1/4 OF SE 1/
FT TO C/L OF NW HUNTSVILLE CHURC
POB, CONT NW ALONG C/L 654.69 FT

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BUILDING CHARACTERISTICS

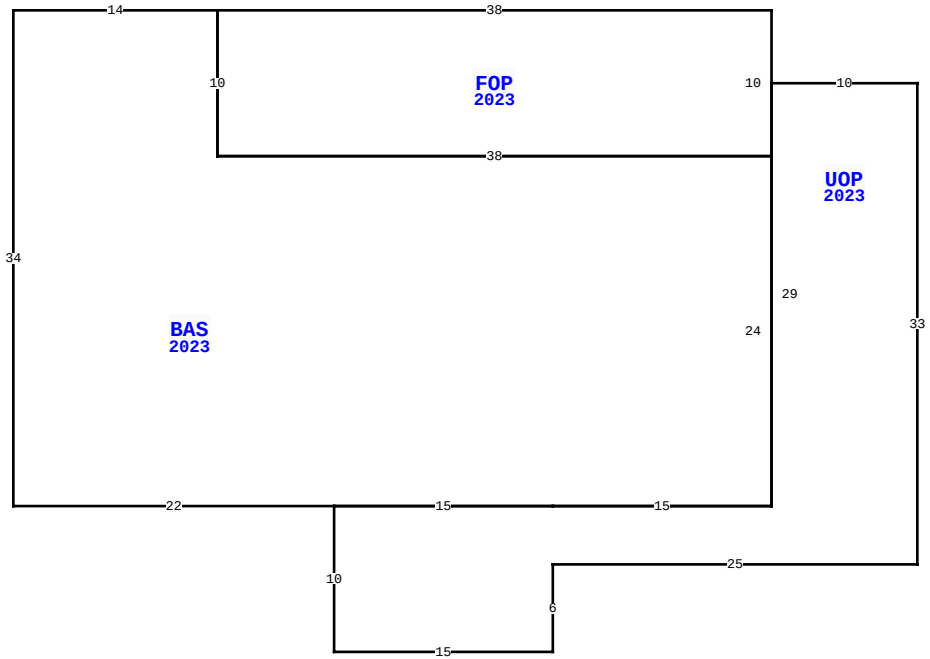
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,388	100	2023	1,388	40,474
FOP	380	35	2023	133	3,878
UOP	540	25	2023	135	3,937
TOTALS	2,308			1,656	48,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,656	81.0000	64.80	107,309	1989	1989	0	0	10	45.00	45.00

2 MANUF 1 0% - 2023 Heated Area: 1388 HX Base Yr 1998



851 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
11	0255	MBL HOME S	0	100	0	0	2,308.00	UT	5.00	5.00	100	2008	2008	3	100	11,540	
12	0070	CARPORT UF	0	100	16	38	608.00	UT	1.50	1.50	100	2013	2013	3	100	912	
13	0070	CARPORT UF	0	100	20	60	1,200.00	UT	1.50	1.50	100	2013	2013	3	100	1,800	
14	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2013	2013	3	100	540	
15	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2013	2013	3	100	540	
16	0255	MBL HOME S	0	100	0	0	2,308.00	UT	5.00	5.00	100	2023	2022		100	11,540	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB	51,411
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GRANTOR: MARGARET PETTIGREW						
GRANTEE: JAMES & JOANN PETTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W38 N10 W14 S34 E22 E15 E15 N24 $
UOP=[YR=2023;ORIG=10,-25] S29 W15 W15 S10 E15 N6 E25 N33 W10 $
FOP=[YR=2023;ORIG=10,-30] W38 S10 E38 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,872

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 05/07/2018 BY KR Total Acres: 20.73 Total Land Value: 11,524 Market: 118,380 Agricultural: 5,524 Common: 6,000 PRINTED 11/17/2026 BY SYS