ALL OF SE1/4 OF SE1/4 AS LIES E OF I-75 & S OF HUNTSVILLE CHURCH RD. ALSO A SMALL TRIAN-

PETTIGREW MARGARET H &
MARGARET PETTIGREW AS TRUSTEE, 1655 WILLOW RD
MONTICELLO, FL 32344

2027

06-3S-16-02023-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,560
TOTAL MARKET VALUE	13,109
SOH/AGL Deduction	1,352
ASSESSED VALUE	11,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,757
TOTAL JUST VALUE	55,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,560

SALE:1:1: 2 PARCELS (2023-001 & 2029-005)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053978	Generator		09/03/2025
000042918	Communications To	15,000	11/30/2022
000045076	Communications To	20,000	07/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/2449	11/20/2014	WD	U	V	30	100
GRANTOR: MARGARET PETTIGREW						
GRANTEE: MARGARET PETTIGREW						
0909/1362	8/28/2000	WD	Q	V	03	100
GRANTOR: MARGARET PETTIGREW						
GRANTEE: WILLIAM I & MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.96	AC		1.00	1.00	1.00	280.00	280.00	1,109							
2	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.96	AC		1.00	1.00	1.00	11,000.00	11,000.00	43,560							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.96 Total Land Value: 13,109 Market: 43,560 Agricultural: 1,109 Common: 12,000 PRINTED 11/16/2026 BY SYS