NE1/4 OF NW1/4 & SE1/4 OF NW1/4
OF SW1/4 LYING N & E OF I-75, (3
& THAT PART OF W1/2 OF NE1/4 & T

MOTE JERRY/MOTE TIFFANI
1185 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

08-3S-16-02038-000

BUILDING CHARACTERISTICS

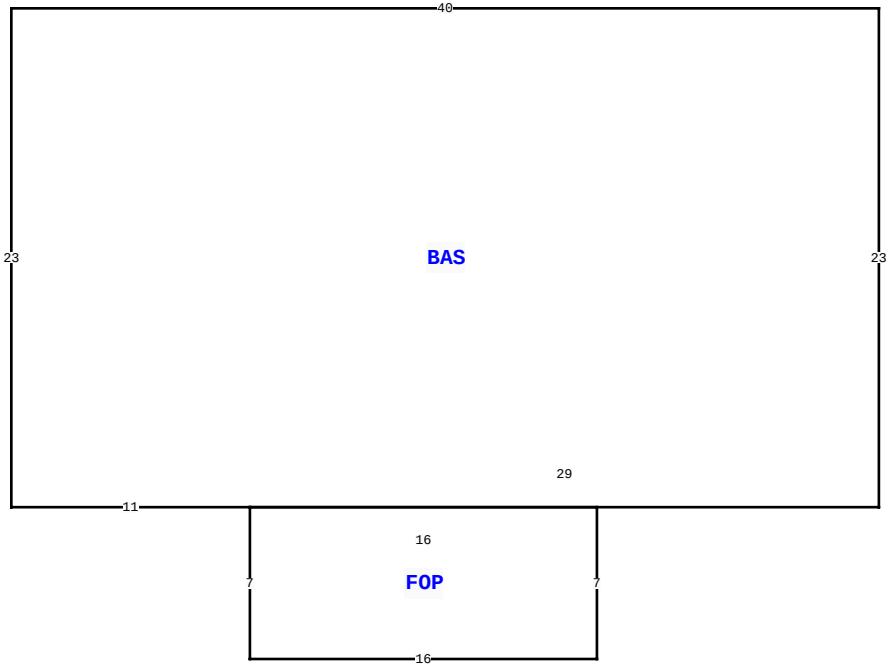
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	20,557
FOP	112	30		34	760
TOTALS	1,032			954	21,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	954	58.0320	63.84	60,903	1940	1940	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2021 Heated Area: 920 HX Base Yr



409 NW PETTIGREW GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,301
TOTAL MARKET OB/XF VALUE	7,810
TOTAL LAND VALUE - MARKET	611,730
TOTAL MARKET VALUE	198,859
SOH/AGL Deduction	0
ASSESSED VALUE	198,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,859
TOTAL JUST VALUE	759,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,151

XFOB:4:1: M H PAPER NOT IN FILE HOUSE ATTACHED TO
LAND:3:1: SOME LOW & WET
BLDG:1:1: HOUSE AND MOBILE HOME ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13549	M H	125	01/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1613	7/16/2020	WD	Q	I	05	575,000
GRANTOR: MARGARET PETTIGREW						
GRANTEE: JERRY & TIFFANI MOT						
1285/2445	11/20/2014	LE	U	I	14	100
GRANTOR: MARGARET PETTIGREW (E						
GRANTEE: MARGARET PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E11 FOP= S7 E16 N7 W16$ E29 N23$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
4	0210	GARAGE U	0	0	18	20	360.00	UT	2.50	2.50	50	1993	1993	3	50	450	
5	0210	GARAGE U	0	0	18	20	360.00	UT	2.50	2.50	50	1993	1993	3	50	450	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	0	12	24	288.00	UT	2.50	2.50	50	1993	1993	3	50	360	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,810

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
4	5600	A	TIMBER 3	0					25.00	AC		1.00	1.00	1.00	281.00	281.00	7,025							
5	6200	A	PASTURE 3	0					107.94	AC		1.00	1.00	1.00	280.00	280.00	30,223							
6	9910	M	MKT.VAL.AG	0					132.94	AC		1.00	1.00	1.00	4,500.00	4,500.00	598,230							

REVIEW DATE 01/26/2023 BY KS Total Acres: 135.94 Total Land Value: 50,748 Market: 598,230 Agricultural: 37,248 Common: 13,500 PRINTED 11/17/2026 BY SYS

NE1/4 OF NW1/4 & SE1/4 OF NW1/4
OF SW1/4 LYING N & E OF I-75, (3
& THAT PART OF W1/2 OF NE1/4 & T

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2027

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BUILDING CHARACTERISTICS

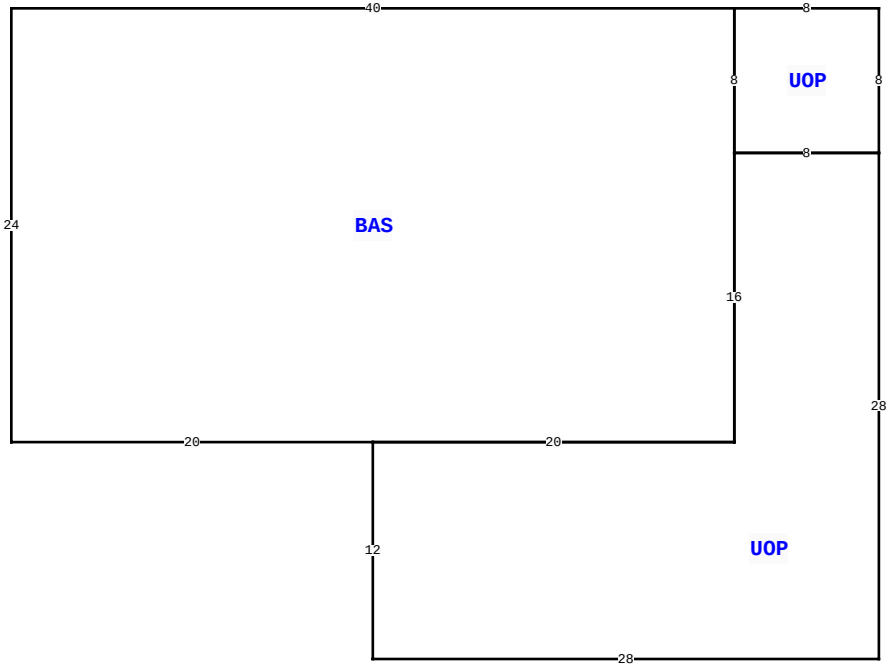
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	45,683
UOP	64	20		13	619
UOP	464	20		93	4,426
TOTALS	1,488			1,066	50,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,066	66.5550	73.21	78,042	1961	1961	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2021 Heated Area: 960 HX Base Yr



409 NW PETTIGREW GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,301
TOTAL MARKET OB/XF VALUE	7,810
TOTAL LAND VALUE - MARKET	611,730
TOTAL MARKET VALUE	198,859
SOH/AGL Deduction	0
ASSESSED VALUE	198,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,859
TOTAL JUST VALUE	759,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1613	7/16/2020	WD	Q	I	05	575,000
GRANTOR: MARGARET PETTIGREW						
GRANTEE: JERRY & TIFFANI MOT						
1285/2445	11/20/2014	LE	U	I	14	100
GRANTOR: MARGARET PETTIGREW (E						
GRANTEE: MARGARET PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E20 UOP= S12 E28 N28 W8 S16 W20$ E20 N16 UOP= E8 N8 W8 S8$ N8$.

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

REVIEW DATE 01/26/2023 BY KS Total Acres: 135.94 Total Land Value: 50,748 Market: 598,230 Agricultural: 37,248 Common: 13,500 PRINTED 11/17/2026 BY SYS

NE1/4 OF NW1/4 & SE1/4 OF NW1/4
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BUILDING CHARACTERISTICS

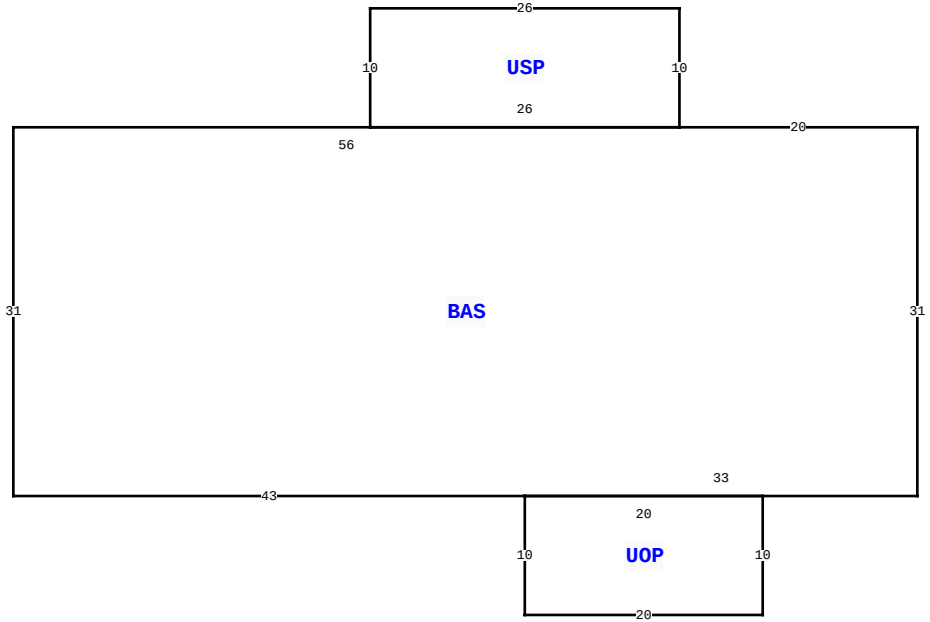
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	8316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
UOP	200	25		50	1,367
USP	260	35		91	2,488
TOTALS	2,816			2,497	68,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,497	113.9000	68.34	170,645	1998	1998	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 2356 HX Base Yr



409 NW PETTIGREW GLN, 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 3 of 3 — 3

VALUATION SUMMARY

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BASE TAXABLE VALUE	198,859
TOTAL JUST VALUE	759,841
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,151

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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GRANTEE: JERRY & TIFFANI MOT						
1285/2445	11/20/2014	LE	U	I	14	100
GRANTOR: MARGARET PETTIGREW (E						
GRANTEE: MARGARET PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 USP= N10 W26 S10 E26$ W56 S31 E43 UOP= S10 E20 N10 W20$ E33 N31$.

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 01/26/2023 BY KS Total Acres: 135.94 Total Land Value: 50,748 Market: 598,230 Agricultural: 37,248 Common: 13,500 PRINTED 11/17/2026 BY SYS