COMM AT NE COR OF SEC, RUN W 241
US HWY 441 RUN S ALONG R/W 675.8
578.07 FT, S 4 DG W 111.66 FT FO

KETCHAM JAMES HUNTER/KETCHAM LUCI ROGERS
8744 S US HWY 441
LAKE CITY, FL 32025

2027

10-5S-17-09177-001

BUILDING CHARACTERISTICS

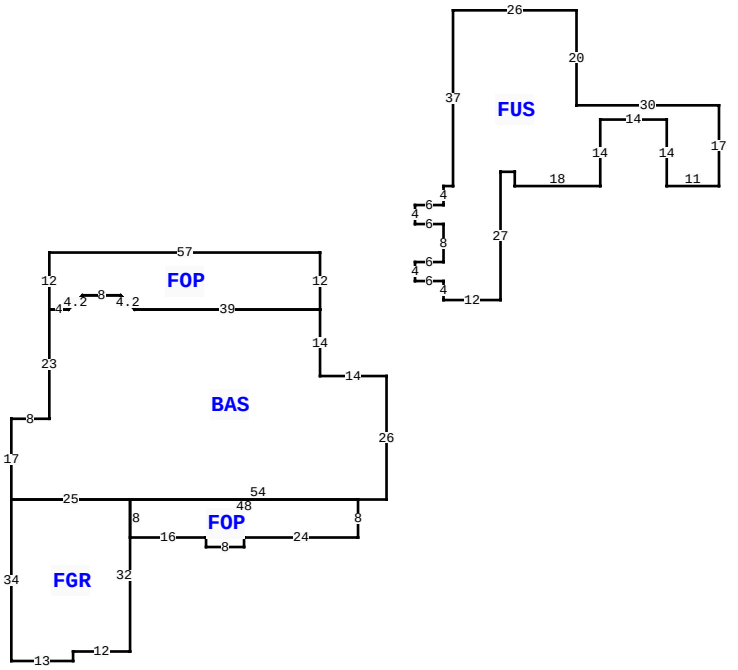
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,813	100		2,813	326,891
FGR	826	55		454	52,758
FOP	400	30		120	13,945
FOP	651	30		195	22,660
FUS	1,603	100		1,603	186,281
TOTALS	6,293			5,185	602,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,185	118.7025	130.57	677,005	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 4416 HX Base Yr 2015



8744 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		602,534
TOTAL MARKET OB/XF VALUE		33,178
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		649,835
SOH/AGL Deduction		229,984
ASSESSED VALUE		419,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		368,440
TOTAL JUST VALUE		688,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31219	SFR	1,530	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/2018	1/13/2013	QC	U	V	11	100

GRANTOR: EVERETT W ROGERS & DE

GRANTEE: JAMES HUNTER KETCHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N14 FOP= N12 W57 S12 E4 R3 U3 E8 D3 R3 E39$ W39 L3 U3 W8 D3 L3 W4 S23 W8 S17 FGR= S34 E13 N2 E12 N32 W25$ E25 FOP= S8 E16 S2 E8 N2 E24 N8 W48$ E54 N26$ PTR= N40 E70 FUS= N17 W30 N20 W26 S37 W2 S4 W6 S4 E6S8 W6 S4 E6 S4 E12 N27 E3 S3 E18 N14 E14 S14 E11$ S40 W70$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,703.00	UT	2.00	2.00	100	2014	2014	3	100	5,406	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0260	PAVEMENT-A	0	100	0	0	16,440.00	UT	1.30	1.30	100	2017	2017	3	100	21,372	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 33,178

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	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/31/2017 BY DF Total Acres: 5.01 Total Land Value: 14,123 Market: 40,100 Agricultural: 1,123 Common: 13,000 PRINTED 11/16/2026 BY SYS