

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

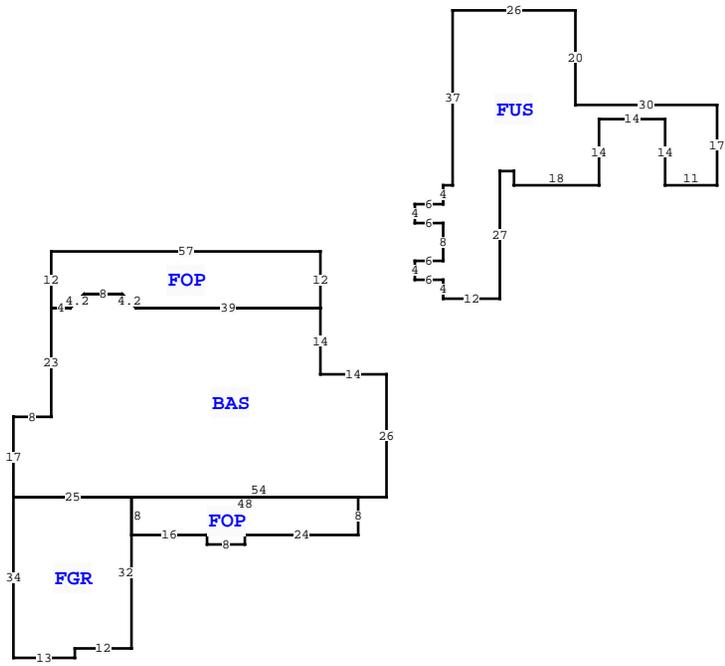
KETCHAM JAMES HUNTER/KETCHAM LUCI ROGERS
 8744 S US HWY 441
 LAKE CITY, FL 32025

2026

10-5S-17-09177-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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
BAS	2,813	100	
FGR	826	55	
FOP	400	30	
FOP	651	30	
FUS	1,603	100	
TOTALS	6,293		

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	135.32	701,634	2014	2014	0	0	0	11.00	89.00
1 SINGLE FAM 100% - 2015 Heated Area: 4416 HX Base Yr 2015												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			624,454
TOTAL MARKET OB/XF VALUE			33,178
TOTAL LAND VALUE - MARKET			53,100
TOTAL MARKET VALUE			671,755
SOH/AGL Deduction			264,088
ASSESSED VALUE			407,667
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			356,256
TOTAL JUST VALUE			710,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			703,689

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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																
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
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											
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	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							