

BEG SW COR SW1/4, N 1330.54 FT T
SW1/4 OF SW1/4, E 332.34 FT, S 1
332.56 FT TO POB.

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

2026

11-6S-17-09649-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		1,512
			166,490

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2025								
Heated Area: 1512					HX Base Yr							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,490	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		81,200	
TOTAL MARKET VALUE		184,052	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,052	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		184,052	
TOTAL JUST VALUE		254,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,690	
SALE: 2:1: 1/5 INTEREST \$.60 STAMPS			
SALE: 1:1: NOW OWN COMPLETE INT IN PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049774	Mobile Home		05/09/2024
32608	M H	325	01/13/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/2074	11/14/2012	WD	Q	V	01	30,500
GRANTOR: EUGENE WESLEY DANIELS						
GRANTEE: JAMES HUNTER & LUCI						
1126/0324	6/25/2007	QC	Q	V	01	100
GRANTOR: DANIELS, MICK, KEEN, REA						
GRANTEE: EUGENE WESLEY DANIE						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3 100
494 SE BAILEY ST, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=15,16] E56 S27 W56 N27 \$												

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	DPH 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	9.15	AC		1.00	1.00	1.00	280.00	280.00	2,562								
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,200								
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000								