

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
			163,142

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				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				163,142		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				101,500		
TOTAL MARKET VALUE				182,704		
SOH/AGL Deduction				0		
ASSESSED VALUE				182,704		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				182,704		
TOTAL JUST VALUE				271,642		
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						
						05/06/2026 MLU
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=15,16] E56 S27 W56 N27 \$						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	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	10,000.00	10,000.00	91,500								
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000								