E1/2 OF SW1/4 OF NE1/4 & S1/2
OF NW1/4 OF NE1/4 E OF US-441.

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

2026

15-6S-17-09674-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	228,000
TOTAL MARKET VALUE	14,678
SOH/AGL Deduction	1,321
ASSESSED VALUE	13,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,357
TOTAL JUST VALUE	232,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1080/2523	4/13/2006	TD	Q	V	06	102,600
GRANTOR: EVERETT W ROGERS & DE						
GRANTEE: JAMES HUNTER KETCHA						
0959/2305	8/12/2002	WD	Q	V	05	11,100
GRANTOR: NORMA WELCH						
GRANTEE: EVERETT W ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	281.00	281.00	10,678							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	228,000							

REVIEW DATE 10/10/2017 **BY** DF Total Acres: 38.00 Total Land Value: 10,678 Market: 228,000 Agricultural: 10,678 Common: 0 **PRINTED** 05/12/2026 BY SYS