BEG SW COR OF N1/2 OF N1/2 OF SW
FT, E 1721.58 FT, NE 436.28 FT T
US HWY 441, SE ALONG R/W 469.47

SION STONE ENTERPRISES LLC/PETERSON GENOVIS PERVIS
1468 SW MAIN BLVD
LAKE CITY, FL 32025

2026

17-4S-17-08425-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	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

3502 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	164,200
TOTAL MARKET VALUE	164,200
SOH/AGL Deduction	10,331
ASSESSED VALUE	153,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,869
TOTAL JUST VALUE	164,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2131	12/22/2022	QC	U	V	11	100
GRANTOR: BUTLER CHRISTOPHER E						
GRANTEE: SION STONE ENTERPRI						
1479/523	11/11/2022	WD	U	V	37	244,500
GRANTOR: BUTLER CHRISTOPHER E						
GRANTEE: PETERSON GENOVIS PE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		00	0.00	0.00	32.84	AC		1.00	1.00	1.00	5,000.00	5,000.00	164,200							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 32.84 Total Land Value: 164,200 Market: 0 Agricultural: 0 Common: 164,200 PRINTED 06/22/2026 BY SYS