COMM SE COR OF SEC, RUN W 1507.4
CONT W 1320 FT, N 1320 FT, E 132
TO POB.

SHRUM MELINDA/PETTYJOHN JAMES DWIGHT JR
1811 SW COUNTY ROAD 242-A
LAKE CITY, FL 32025

2026

19-4S-17-08566-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.00	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	
INC DATE		AG DATE	

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	17,800
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	43,720
SOH/AGL Deduction	7,105
ASSESSED VALUE	36,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,615
TOTAL JUST VALUE	617,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2753	8/06/2020	LE	U	V	14	100
GRANTOR: PETTYJOHN JAMES DWIGH						
GRANTEE: PETTYJOHN MELINDA (						
372/261	12/30/1976	WD	U	I	11	43
GRANTOR: PETTYJOHN G L						
GRANTEE: PETTYJOHN JAMES DWI						

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	0040	BARN,POLE	0	0	40	60	2,400.00	UT	4.50	4.50	100	1993	1993	3	100	10,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,800

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	585,000							

REVIEW DATE 05/11/2017 BY DF Total Acres: 40.00 Total Land Value: 25,920 Market: 585,000 Agricultural: 10,920 Common: 15,000 PRINTED 06/23/2026 BY SYS