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**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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 |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### 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 | | | | | | |

### 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 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 05/08/2026 BY SYS