

COMM NE COR OF SEC 28 & RUN W 18
 THENCE RUN S 923.18 FT TO POB, C
 1165.95 FT, THENCE RUN W 1527.61

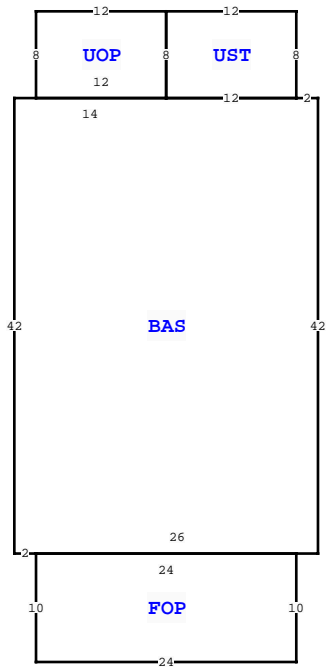
PETTYJOHN JAMES DWIGHT JR
 19918 NW 247TH LN
 HIGH SPRINGS, FL 32643

2026

28-4S-17-08833-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur		N/A	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	28417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	
FOP	240	30	
UOP	96	20	
UST	96	45	
TOTALS	1,608		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,310	94.0000	105.28	137,917	1950	1950	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1176 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,646
TOTAL MARKET OB/XF VALUE			485
TOTAL LAND VALUE - MARKET			288,900
TOTAL MARKET VALUE			109,333
SOH/AGL Deduction			0
ASSESSED VALUE			109,333
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,333
TOTAL JUST VALUE			379,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2736	9/15/2021	LE U	I	I	14	100
GRANTOR:						
GRANTEE:						
1444/2756	8/06/2021	LE U	I	I	14	100
GRANTOR:						
GRANTEE:						

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
1	0210	GARAGE U	0	0	18	24	432.00	UT	1.32	50	0	0
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	100	2017	2017

TOTAL OB/XF												
485												
5627 S US HIGHWAY 441 , LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/07/2026 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W2 UST= N8 W12 S8 E12\$W12 UOP= N8 W12 S8 E12\$ W14 S42 E2 FOP= S10 E24 N10 W24\$E26 N42\$.												

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	47.15	AC		1.00	1.00	1.00	280.00	280.00	13,202								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.15	AC		1.00	1.00	1.00	6,000.00	6,000.00	282,900								