COMM NE COR OF SEC & RUN W 184.0
CONT W 760.03 FT, S 395.71 FT, E
395.71 FT TO POB.

PETTYJOHN DONALD EUGENE/PETTYJOHN NANCY KITE
5403 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

28-4S-17-08833-001

BUILDING CHARACTERISTICS

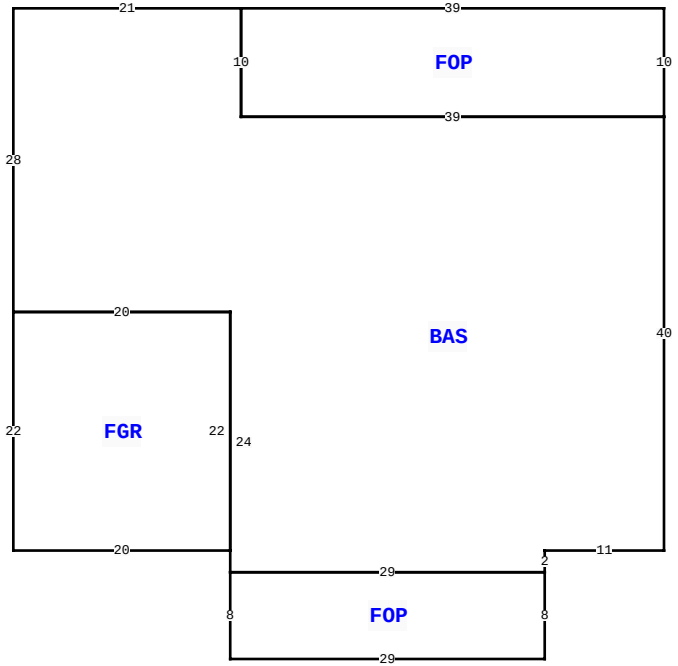
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100		2,228	251,792
FGR	440	55		242	27,349
FOP	232	30		70	7,911
FOP	390	30		117	13,222
TOTALS	3,290			2,657	300,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	112.8960	124.19	329,973	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2228 HX Base Yr 2017



5403 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0040	BARN,POLE	0	100	72	62	4,464.00	UT	2.50	2.50	100	0	0	3	100	11,160	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	868.00	UT	2.00	2.00	100	2016	2016	3	100	1,736	
4	0280	POOL R/CON	0	100	15	34	510.00	UT	59.50	59.50	100	2017	2017	3	84	25,490	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300,275
TOTAL MARKET OB/XF VALUE	40,786
TOTAL LAND VALUE - MARKET	71,000
TOTAL MARKET VALUE	354,713
SOH/AGL Deduction	122,444
ASSESSED VALUE	232,269
TOTAL EXEMPTION VALUE	HX HB VX 13 232,269
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	412,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35740	POOL	275	08/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/613	8/26/2024	LE	U	I	14	100
GRANTOR: PETTYJOHN DONALD EUGE						
GRANTEE: PETTYJOHN JUSTIN WA						
1268/2403	1/21/2014	WD	U	I	30	100
GRANTOR: DONALD PETTYJOHN						
GRANTEE: DONALD PETTYJOHN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S28 FGR= S22 E20 N22 W20$ E20 S24 FOP= S8 E29 N8 W29$ E29 N2 E11 N40 FOP= N10 W39 S10 E39$ W39 N10$.

LAND DESCRIPTION

TOTAL OB/XF 40,786

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.90	AC		1.00	1.00	1.00	280.00	280.00	1,652							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.90	AC		1.00	1.00	1.00	10,000.00	10,000.00	59,000							

REVIEW DATE 06/27/2017 BY DF Total Acres: 6.90 Total Land Value: 13,652 Market: 59,000 Agricultural: 1,652 Common: 12,000 PRINTED 11/17/2026 BY SYS