

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

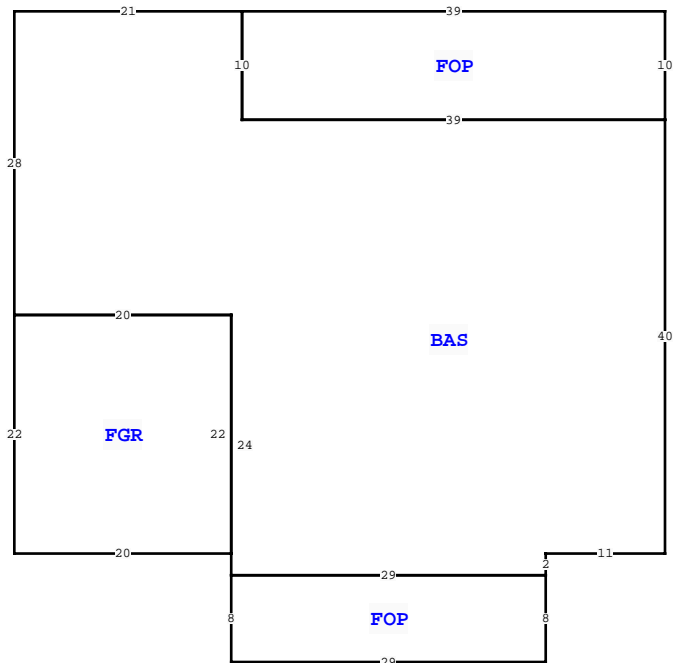
PETTYJOHN DONALD EUGENE/PETTYJOHN NANCY KITE  
 5403 S US HIGHWAY 441  
 LAKE CITY, FL 32025

**2026**

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
BAS	2,228	100
FGR	440	55
FOP	232	30
FOP	390	30
TOTALS	3,290	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2017		Heated Area: 2228							HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	305,715	
TOTAL MARKET OB/XF VALUE	40,786	
TOTAL LAND VALUE - MARKET	71,000	
TOTAL MARKET VALUE	360,153	
SOH/AGL Deduction	134,601	
ASSESSED VALUE	225,552	
TOTAL EXEMPTION VALUE	HX HB VX 13 225,552	
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	417,501	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	419,468	

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 &						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	100	72	62	UT	2.50	2.50	100	0	0	3	100	11,160	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2016	2016	3	100	1,736	
4	0280	POOL R/CON	0	100	15	34	UT	59.50	59.50	100	2017	2017	3	84	25,490	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,200	
TOTALS														40,786		

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	DPHT 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							