

COMM NE COR OF SEC, W 184.08 FT
 923.18 FT, W 1567.74 FT, N 223.1
 734.96 FT TO E R/W OF SR-25 (HWY

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

2026

28-4S-17-08833-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								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 0 TOTAL LAND VALUE - MARKET 247,500 TOTAL MARKET VALUE 11,550 SOH/AGL Deduction 0 ASSESSED VALUE 11,550 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,550 TOTAL JUST VALUE 247,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 144,375											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / I / CD 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 &											
MAP NUM MKT AREA 02																				BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
NEIGHBORHOOD/LOC 28417.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
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															
																	LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	41.25	AC		1.00	1.00	1.00	280.00	280.00	11,550														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.25	AC		1.00	1.00	1.00	6,000.00	6,000.00	247,500														
																	TOTAL OB/XF 0														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 41.25 Total Land Value: 11,550 Market: 247,500 Agricultural: 11,550 Common: 0 PRINTED 05/08/2026 BY SYS																															