

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																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 247,500 <b>TOTAL MARKET VALUE</b> 11,550 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 11,550 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 11,550 <b>TOTAL JUST VALUE</b> 247,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 144,375																							
DOR CODE 6200 PASTURE CLS33																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
MAP NUM      MKT AREA      02																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1522/613</td> <td>8/26/2024</td> <td>LE U</td> <td></td> <td>I</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: PETTYJOHN DONALD EUGE GRANTEE: PETTYJOHN JUSTIN WA 1268/2403      1/21/2014      WD U      I      30      100 GRANTOR: DONALD PETTYJOHN GRANTEE: DONALD PETTYJOHN &										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1522/613	8/26/2024	LE U		I	14	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1522/613	8/26/2024	LE U		I	14	100																																					
NEIGHBORHOOD/LOC 28417.00      1.00/																				<b>BUILDING NOTES</b>    																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>BUILDING DIMENSIONS</b>    																							
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE      05/07/2026      MLU																							
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																											
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0																										
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																										
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU      Total Acres: 41.25      Total Land Value: 11,550      Market: 247,500      Agricultural: 11,550      Common: 0 <b>PRINTED 06/22/2026 BY SYS</b>																																											