COMM NE COR LOT 5 IN S1/2 OF NE1
RUN S 160.8 FT FOR POB, CONT S 6
73.75 FT, N 56.61 FT, E 74.15 FT

PETTWAY GREGORY ALVIN
P O BOX 494
LAKE CITY, FL 32056-0494

2027

33-3S-17-06287-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 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	03	FORCED AIR 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

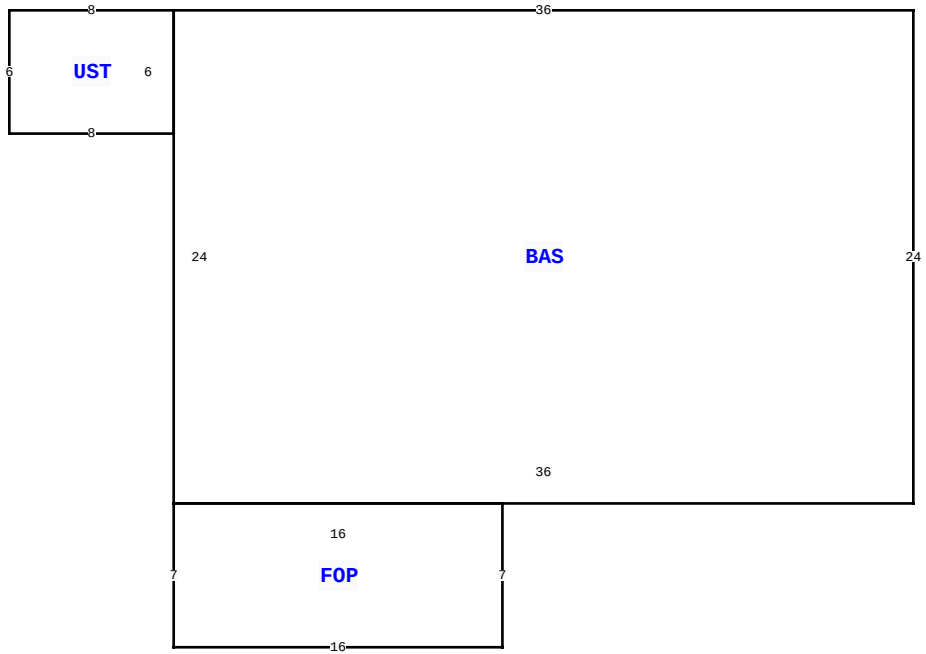
NEIGHBORHOOD/LOC 33317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	56,539
FOP	112	30		34	2,225
UST	48	45		22	1,440
TOTALS	1,024			920	60,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	920	108.1600	118.98	109,462	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 864 HX Base Yr



1788 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,204
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	1,240
TOTAL MARKET VALUE	61,844
SOH/AGL Deduction	0
ASSESSED VALUE	61,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,844
TOTAL JUST VALUE	61,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,937

LAND:1:1: 0.10 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044085	Electrical Servic	0	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1731	4/06/2020	QC	U	I	11	32,500
GRANTOR: ROBERT B ELLIS						
GRANTEE: GREGORY ALFIN PETTW						
0973/0479	1/27/2003	WD	Q	I	03	12,500
GRANTOR: CNB NATIONAL BANK						
GRANTEE: ROBERT B ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= W8 S6 E8 N6$ S24 FOP= S7 E16 N7W16$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		00	0.00	0.00	0.10	AC		1.00	1.00	1.00	12,400.00	12,400.00	1,240							

REVIEW DATE 04/05/2022 BY JB Total Acres: 0.10 Total Land Value: 1,240 Market: 0 Agricultural: 0 Common: 1,240 PRINTED 11/17/2026 BY SYS