

COMM 113.4 FT W OF NW COR ON E R  
ALONG R/W 2265.9 FT FOR POB, W 4  
FT, E 420 FT, NW 250 FT TO POB.

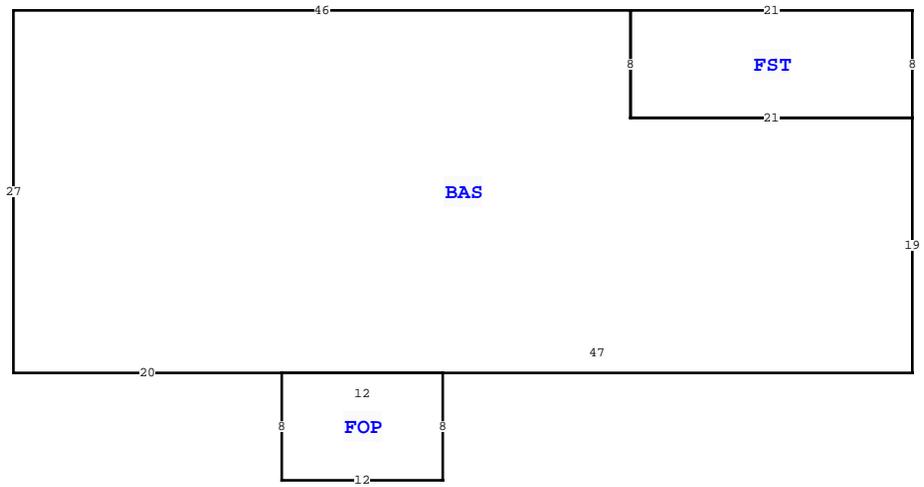
PETTYJOHN CAROLYN W  
6960 S US HIGHWAY 441  
LAKE CITY, FL 32025

**2026**

34-4S-17-08984-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	6241S/IMP PASTURE SFR		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,641	100	
FOP	96	30	
FST	168	55	
TOTALS	1,905		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,762	114.4640	130.49	229,923	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1641 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			149,450	
TOTAL MARKET OB/XF VALUE			24,024	
TOTAL LAND VALUE - MARKET			235,970	
TOTAL MARKET VALUE			197,159	
SOH/AGL Deduction			69,671	
ASSESSED VALUE			127,488	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			76,077	
TOTAL JUST VALUE			409,444	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			406,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/815	7/02/2024	LE U	I	I	14	100
GRANTOR: PETTYJOHN BETTY CAROL						
GRANTEE: PETTYJOHN BRAD JASO						
1467/1851	5/25/2022	PB U	I	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: PETTYJOHN BETTY CAR						

EXTRA FEATURES		6960 S US HIGHWAY 441 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0040	BARN, POLE	2.00
3	0070	CARPORT UF	0.75
4	0040	BARN, POLE	2.00
5	0296	SHED METAL	1.65
6	0040	BARN, POLE	0.75
7	0120	CLFENCE 4	0.00

TOTAL OB/XF												24,024				
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	50	100	UT	2.00	2.00	100	2004	2004	3	100	10,000	
3	0070	CARPORT UF	0	100	22	20	UT	0.75	0.75	100	0	0	3	100	330	
4	0040	BARN, POLE	0	100	50	100	UT	2.00	2.00	100	2004	2004	3	100	10,000	
5	0296	SHED METAL	0	100	22	24	UT	1.65	1.65	100	0	0	3	100	871	
6	0040	BARN, POLE	0	100	49	36	UT	0.75	0.75	100	0	0	3	100	1,323	
7	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W46 S27 E20 FOP= S8 E12 N8 W12\$ E47 N19 FST= N8 W21 S8 E21\$ W21 N8\$.

LAND DESCRIPTION												TOTAL OB/XF												24,024			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,840										
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.59	AC		1.00	1.00	1.00	280.00	280.00	8,845										
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	31.59	AC		1.00	1.00	1.00	7,000.00	7,000.00	221,130										