

COMM NE COR SEC 33, RUN W ALONG
TO W R/W US-41, SE ALONG R/W 251
RUN W 420 FT, SE 381.97 FT TO S

STAFFORD CHADWICK RICHARD
7044 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-4S-17-08987-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	02	CONVECTION 100	
Fixtures		2 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		3 100	
Stories	0	0 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4817 WHSE STORAGE/OFFICE		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	356	100	
FOP	24	30	
FST	16	50	
TOTALS	396		
			371 10,065

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2023		20,130	1950	1950	0	0	50.00	50.00

Heated Area: 356 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			10,065
TOTAL MARKET OB/XF VALUE			11,776
TOTAL LAND VALUE - MARKET			54,688
TOTAL MARKET VALUE			76,529
SOH/AGL Deduction			4,668
ASSESSED VALUE			71,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,861
TOTAL JUST VALUE			76,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2497	7/12/2022	WD U		I	11	100
GRANTOR: PETTYJOHN BETTY CAROL						
GRANTEE: STAFFORD CHADWICK R						
1469/1558	6/21/2022	WD U		I	11	100
GRANTOR: PETTYJOHN BETTY CAROL						
GRANTEE: STAFFORD CHADWICK R						

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,060	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	9,100.00	9,100.00	60	0	0	3	60	5,460	
3	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
4	0020	BARN,FR	0	0	27	729.00	UT	3.30	3.30	100	0	0	3	100	2,406	
TOTALS															11,776	

LAND DESCRIPTION																								
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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.25	12,500.00	15,625.00	54,688							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FST= W4 BAS= W28 S9 E10 S7FOP= S2 E12 N2 W12\$ E12 N7 E10 N5 W4 N4\$ S4 E4 N4\$.	