

# COLUMBIA COUNTY Property Appraiser

## Parcel 17-4S-17-08397-000

### Owners

HUNTER KETCHAM LIVESTOCK LLC  
295 SE BAILEY ST  
LAKE CITY, FL 32024

### Parcel Summary

Location	
Use Code	6200: PASTURE CLS33
Tax District	2: COUNTY
Acreage	70.1100
Section	17
Township	4S
Range	17
Subdivision	DIST 2

### Legal Description

NE1/4 N OF LAKE BUTLER RD EX BEG NE COR,  
S 1011.6 FT, W 400.41 FT, N 1011.6 FT, E  
402.4 FT TO POB EX 13.91 AC FOR MILL CREEK  
SD & EX 0.20 AC DESC ORB 835-404 & EX 34.50  
AC DESC ORB 938-2164.

PB 504-224, 559-602, 640-121, QC 1247-143,  
AG 1388-774,

### Working Values

	2026
Total Building	\$0
Total Extra Features	\$2,500
Total Market Land	\$350,550
Total Ag Land	\$18,311



	2026
Total Market	\$353,050
Total Assessed	\$20,811
Total Exempt	\$0
Total Taxable	\$20,811
SOH Diff	\$0

## Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Total Market Land	\$350,550	\$245,385	\$245,385	\$245,385	\$243,908	\$243,908
Total Ag Land	\$18,311	\$17,988	\$17,988	\$17,988	\$17,342	\$15,855
Total Market	\$353,050	\$247,885	\$247,885	\$247,885	\$246,408	\$246,408
Total Assessed	\$20,811	\$20,488	\$20,488	\$20,488	\$19,842	\$18,355
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$20,811	\$20,488	\$20,488	\$20,488	\$19,842	\$18,355
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>CD</u> 1388/0774	2019-07-08	<u>U</u>	11	CONTRACT FOR DEED	Vacant	\$100	Grantor: EVERETT ROGERS & DEBORAH M AS TRUSTEES Grantee: HUNTER KETCHAM LIVESTOCK LLC
<u>QC</u> 1247/0143	2012-12-28	<u>U</u>	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: EVERETT ROGERS Grantee: EVERETT ROGERS & DEBORAH M AS TRUSTEES
<u>WD</u> 0641/0658	1988-01-11	<u>U</u>		WARRANTY DEED	Vacant	\$360,000	Grantor: FRASER JAMES ETAL Grantee: ROGERS EVERETT

## Buildings

None

## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0040	BARN,POLE	40	56	1.00	\$0.00	0	100%	\$800
0010	BARN,BLK	16	29	1.00	\$0.00	0	100%	\$1,000

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL	16	29	1.00	\$0.00	0	100%	\$300
0294	SHED WOOD/VINYL	29	29	1.00	\$0.00	0	100%	\$400

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
6200	PASTURE 3	A-1	.00	.00	64.61	\$280.00/AC	64.61	1.00	\$18,091
5910	SWAMP/CYPRESS	A-1	.00	.00	5.50	\$40.00/AC	5.50	1.00	\$220
9910	MKT.VAL.AG	A-1	.00	.00	70.11	\$5,000.00/AC	70.11	1.00	\$350,550

## Personal Property

None

## Permits

None

## TRIM Notices

2025

2024

2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 06, 2026.