W 1/2 OF NW 1/4.

ORB 528-19, 554-487, 679-216, 69

BAR D RANCH
4458 S US HWY 441
LAKE CITY, FL 32025

2026

01-6S-16-03759-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	347,715
TOTAL MARKET VALUE	25,636
SOH/AGL Deduction	1,321
ASSESSED VALUE	24,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,315
TOTAL JUST VALUE	351,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/2641	2/18/2016	WD	Q	V	01	232,000
GRANTOR: JAMES W CHASTEEN						
GRANTEE: BAR D RANCH						
0812/1175	10/19/1995	WD	Q	V		133,500
GRANTOR: LANCE O & PATRICIA CL						
GRANTEE: JAMES W CHASTEEN						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	77.27	AC		1.00	1.00	1.00	280.00	280.00	21,636							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	77.27	AC		1.00	1.00	1.00	4,500.00	4,500.00	347,715							

REVIEW DATE 03/18/2020 BY BC Total Acres: 77.27 Total Land Value: 21,636 Market: 347,715 Agricultural: 21,636 Common: 0 PRINTED 11/18/2025 BY SYS