E1/2 OF SE1/4 LYING E OF SW
OLD WIRE RD, EX 29 AC DESC IN
ORB 826-2304 & EX 2.59 AC

BAR D RANCH PARTNERSHIP
4458 SOUTH U S HWY 441
LAKE CITY, FL 32025

**2026**

**02-6S-16-03765-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2616.00 | 1.00/ | |

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

## MARKET ADJUSTMENTS

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

3193 SW OLD WIRE ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 58,615 |
| TOTAL MARKET VALUE | 1,728 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,728 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,728 |
| TOTAL JUST VALUE | 58,615 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 58,615 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042986 | Electrical Servic | 0 | 10/20/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1247/0436 | 12/31/2012 | WD | U | V | 30 | 100 |
| GRANTOR: CLINTON F DICKS JR & | | | | | | |
| GRANTEE: BAR D RANCH PARTNER | | | | | | |
| 0860/1044 | 6/12/1998 | WD | Q | V | 02 | 2,425,000 |
| GRANTOR: COLUMBIA TIMBERLAND | | | | | | |
| GRANTEE: DICKS CLINTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 6.17 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,728 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 6.17 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 58,615 | | | | | | | |

REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.17 Total Land Value: 1,728 Market: 58,615 Agricultural: 1,728 Common: 0 PRINTED 11/17/2025 BY SYS