COMM SW COR OF NE1/4 OF SW1/4, N
R/W OF CR-240 & POB, W 129.90 FT
CURVE, W ALONG CURVE 550.37 FT N

DICKS KYLE C
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

10-5S-17-09182-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

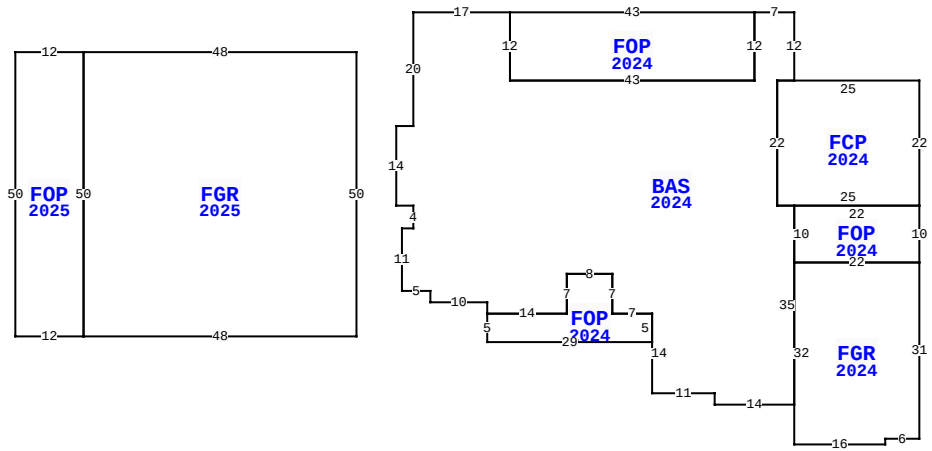
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,323	100	2024	3,323	402,118
FCP	550	25	2024	138	16,699
FGR	698	55	2024	384	46,468
FGR	2,400	55	2025	1,320	159,734
FOP	201	30	2024	60	7,261
FOP	220	30	2024	66	7,987
FOP	516	30	2024	155	18,756
FOP	600	30	2025	180	21,781
TOTALS	8,508			5,626	680,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,626	110.2500	123.48	694,698	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 3323 HX Base Yr 2025



463 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		680,804
TOTAL MARKET OB/XF VALUE		1,380
TOTAL LAND VALUE - MARKET		120,060
TOTAL MARKET VALUE		699,284
SOH/AGL Deduction		36,868
ASSESSED VALUE		662,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		611,694
TOTAL JUST VALUE		802,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		809,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049092	Storage Building	245,500	01/26/2024
000047173	Electrical Servic	0	05/09/2023
000045048	Remodel	450,000	07/26/2022
000044230	Electrical Servic	0	04/21/2022
000041457	New Residential C	645,000	05/13/2021
41457	SFR		03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2646	10/21/2020	LE	U	V	14	100
GRANTOR: N TERRY DICKS & KYLE						
GRANTEE: KYLE C DICKS (LIFE						
1419/0793	8/31/2020	LE	U	V	14	100
GRANTOR: N TERRY DICKS & KYLE						
GRANTEE: KYLE C DICKS (LIFE						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	460.00	UT	3.00	3.00	100	2024	2023		100	1,380	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W7 S12 W43 N12 W17 S20 W3 S14 E3 S4 W2 S11 E5 S2 E10 S2 E14 N7 E8 S7 E7 S14 E11 S2 E14 N35 W3 N22 E3 N12 $
FGR=[YR=2025;ORIG=-55,17] E48 S50 W48 N50 $
FGR=[YR=2024;ORIG=92,54] W22 S32 E16 N1 E6 N31 $
FOP=[YR=2025;ORIG=-67,17] E12 S50 W12 N50 $
FCP=[YR=2024;ORIG=67,22] E25 S22 W25 N22 $
FOP=[YR=2024;ORIG=20,10] E43 S12 W43 N12 $
FOP=[YR=2024;ORIG=70,44] E22 S10 W22 N10 $
FOP=[YR=2024;ORIG=45,63] W7 N7 W8 S7 W14 S5 E29 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,380

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	0100	C	SFR	100					2.01	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,060							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	108,000							

REVIEW DATE 11/06/2024 BY JB Total Acres: 20.01 Total Land Value: 17,100 Market: 108,000 Agricultural: 5,040 Common: 12,060 PRINTED 11/07/2025 BY SYS