SE1/4 OF SE1/4.

383-142, TR 790-1886, WD 1291-25

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

2026

11-5S-17-09214-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

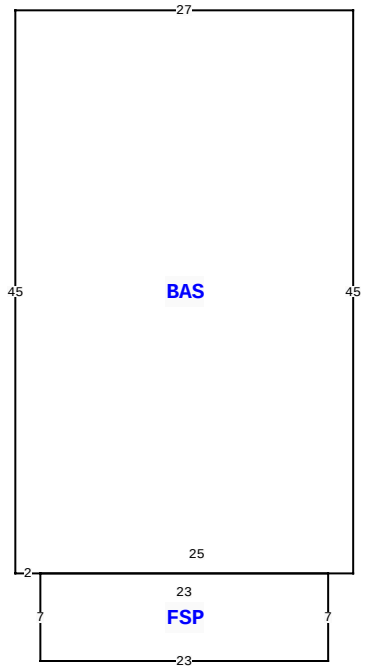
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	19,871
FSP	161	40		64	1,047
TOTALS	1,376			1,279	20,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,279	58.4120	65.42	83,672	1945	1945	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1215 HX Base Yr



8992 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,918
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	36,377
SOH/AGL Deduction	13
ASSESSED VALUE	36,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,364
TOTAL JUST VALUE	200,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/2587	3/31/2015	WD	Q	I	01	110,000

GRANTOR: GLENN I JONES

GRANTEE: BAR D RANCH PARTNER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S45 E2 FSP= S7 E23N7 W23$ E25 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	281.00	281.00	10,959							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	175,500							

REVIEW DATE 08/16/2017 BY DF Total Acres: 40.00 Total Land Value: 15,459 Market: 175,500 Agricultural: 10,959 Common: 4,500 PRINTED 11/19/2025 BY SYS