E1/2 OF NW1/4 & 10 AC OFF E SIDE
NW1/4 & A PORTION OF THE N 52.5
SW1/4 LYING NORTH & EAST OF SW P

BAR D RANCH PARTNERSHIP
4458 S US HIGHWAY 441
LAVE CITY, FL 32025

2026

15-5S-17-09247-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15517.00	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

451 SW PIERCE GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	539,730
TOTAL MARKET VALUE	43,303
SOH/AGL Deduction	1,034
ASSESSED VALUE	42,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,269
TOTAL JUST VALUE	549,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1297	4/25/2024	FS	U	V	18	100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: BAR D RANCH LAND AN						
1346/1453	10/20/2017	WD	Q	V	01	92,400
GRANTOR: ZEREEDA P LEWIS						
GRANTEE: BAR D RANCH PARTNER						

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
1	0010	BARN,BLK	0	0	11	13	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0010	BARN,BLK	0	0	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	119.94	AC		1.00	1.00	1.00	281.00	281.00	33,703							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	119.94	AC		1.00	1.00	1.00	4,500.00	4,500.00	539,730							

REVIEW DATE 08/03/2017 BY DF Total Acres: 119.94 Total Land Value: 33,703 Market: 539,730 Agricultural: 33,703 Common: 0 PRINTED 11/18/2025 BY SYS