BEG NE COR OF NE1/4, RUN S 765 FT, W 291.3 FT TO E R/W OF U S 41, RUN NW 1071.6 FT, E 837.23

DICKS KYLE/DICKS N TERRY
C/O BAR D RANCH PARTNERSHIP, 4458 S US HWY 441
LAKE CITY, FL 32025

2026

20-4S-17-08575-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

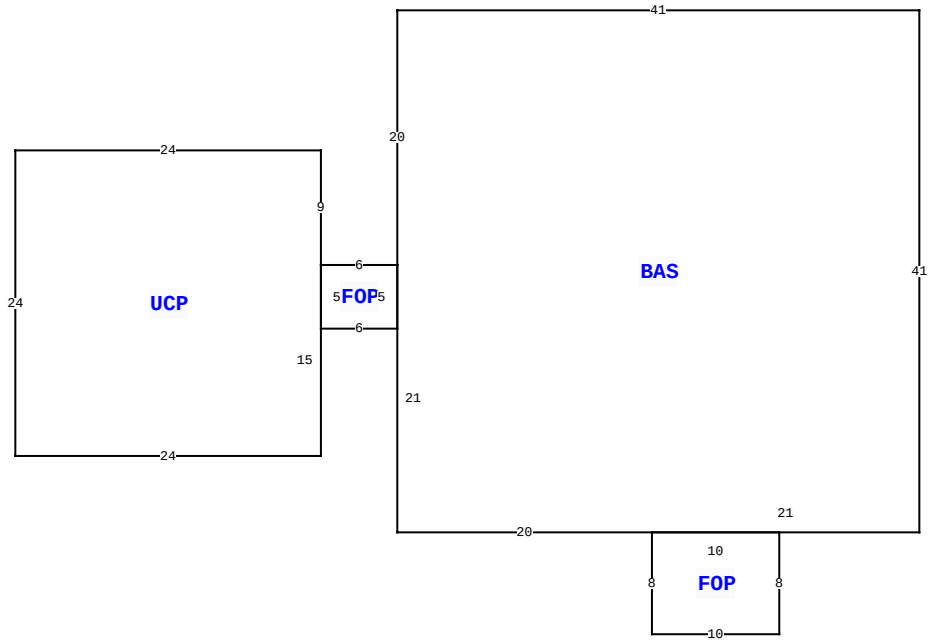
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100		1,681	129,968
FOP	30	30		9	696
FOP	80	30		24	1,856
UCP	576	20		115	8,891
TOTALS	2,367			1,829	141,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	81.2175	90.96	166,366	1981	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 1681 HX Base Yr



4297 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,411
TOTAL MARKET OB/XF VALUE	15,500
TOTAL LAND VALUE - MARKET	102,375
TOTAL MARKET VALUE	201,915
SOH/AGL Deduction	0
ASSESSED VALUE	201,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,915
TOTAL JUST VALUE	259,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,950

SALE:3:1: 3.53 ACRES

BLDG:3:5: ECONOMIC OB.

BLDG:3:4: ALL HAVE MUCH PHYSICAL DEPRC AND SUFFER

BLDG:3:3: ALL ARE EMPTY FOR SEVERAL YEARS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0440	12/31/2012	WD	U	V	30	100
GRANTOR: CLINTON F DICKS JR &						
GRANTEE: BAR D RANCH PARTNER						
1087/0093	3/08/2006	WD	Q	I	02	320,000
GRANTOR: EVA M SPARKS						
GRANTEE: CLINTON DICKS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S20 FOP= W6 UCP= N9 W24 S24 E24 N15$ S5 E6 N5$ S21 E 20 FOP= S8 E10 N8 W10$ E21 N41$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0010	BARN,BLK	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	1928	1928	3	100	5,000	
3	0010	BARN,BLK	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1928	1928	3	100	4,500	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	15,000.00	10,500.00	5,250							
2	0100	C	SFR	0			0.00	0.00	3.50	AC		1.00	1.00	0.70	15,000.00	10,500.00	36,750							
3	5500	A	TIMBER 2	0			0.00	0.00	6.75	AC		1.00	1.00	1.00	445.00	445.00	3,004							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	5.75	AC		1.00	1.00	0.70	15,000.00	10,500.00	60,375							

REVIEW DATE 05/19/2017 BY BC Total Acres: 10.75 Total Land Value: 45,004 Market: 60,375 Agricultural: 3,004 Common: 42,000 PRINTED 11/18/2025 BY SYS