

W1/2 OF SE1/4 EX S 2112.08 FT.
778-1162, 863-1440, 870-843, 940

BAR D RANCH LAND & CATTLE LLC
4458 SOUTH US HIGHWAY 441
LAKE CITY, FL 32025

2026

23-5S-16-03698-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	23516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	63,570
TOTALS	2,280			2,280	63,570

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	15.12
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	15.12

REVIEW DATE 10/14/2019 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	91.1200	54.67	124,648	2006	2006	0	0	0	49.00	51.00
1 MOBILE HME 0% - 2023 Heated Area: 2280 HX Base Yr												
30 76 30												
BAS												
76												
359 SW REGENTS GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												
08/11/2022 SPF												

TOTAL OB/XF												
8,300												

TOTAL OB/XF												
8,300												

Total Acres: 16.12 Total Land Value: 9,494 Market: 58,968 Agricultural: 5,594 Common: 3,900

COLUMBIA COUNTY PROPERTY												
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		63,570
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		62,868
TOTAL MARKET VALUE		81,364
SOH/AGL Deduction		0
ASSESSED VALUE		81,364
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		81,364
TOTAL JUST VALUE		134,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25250	M H	275	11/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/735	6/27/2022	WD	U	I	37	260,000
GRANTOR: JOHNSON CATHY						
GRANTEE: BAR D RANCH LAND &						
1470/734	6/23/2022	QC	U	I	11	100
GRANTOR: BELL MICHELLE D WALKE						
GRANTEE: JOHNSON CATHY						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W76 S30 E76 N30\$.												