SE1/4 OF NE1/4 & NE1/4 OF SE
1/4 AS LIES S OF CR-349 & W
OF I-75 & BEG SE COR OF SEC,

DICKS CLINTON T 2012 IRREVOCABLE TRUST/DICKS KYLE
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-5S-17-09423-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28517.00	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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	493,065
TOTAL MARKET VALUE	49,159
SOH/AGL Deduction	0
ASSESSED VALUE	49,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,159
TOTAL JUST VALUE	493,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1247/0479	12/31/2012	WD	U	V	11	0
GRANTOR: CLINTON F JR & NORMA						
GRANTEE: N TERRY DICKS TRUST						
0532/0726	3/01/1984	WD	Q	V	01	21,000
GRANTOR:						
GRANTEE:						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	109.57	AC		1.00	1.00	1.00	445.00	445.00	48,759							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	109.57	AC		1.00	1.00	1.00	4,500.00	4,500.00	493,065							

REVIEW DATE 08/21/2017 BY DF Total Acres: 109.57 Total Land Value: 48,759 Market: 493,065 Agricultural: 48,759 Common: 0 PRINTED 11/18/2025 BY SYS