S1/2 OF NW1/4 & 1 AC IN NW COR
OF NW1/4 OF SW1/4 AS LIES E OF
SE CR-245. EX 5.07 AC DESC IN

KARHETT FARMS LLC
153 NE MADISON ST
LAKE CITY, FL 32024

2026

36-4S-17-09048-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36417.00	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

6569 SE COUNTY ROAD 245 , 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	16,000
TOTAL LAND VALUE - MARKET	333,855
TOTAL MARKET VALUE	33,699
SOH/AGL Deduction	3,189
ASSESSED VALUE	30,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,510
TOTAL JUST VALUE	349,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,855

XFOB:2:1: 1990 MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8453	M H	125	06/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/1212	12/18/2008	WD	Q	V	01	290,000
GRANTOR: CLARENCE & DORIS CAUD						
GRANTEE: KARHETT FARMS LLC						
1018/1718	6/14/2004	WD	Q	I		195,100
GRANTOR: DENNIS WENDELL DICKS						
GRANTEE: CAUDILL						

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	18	33	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0011	BARN,BLK A	0	0	17	17	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,000	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.50	AC		1.00	1.00	1.00	280.00	280.00	10,780							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	281.00	281.00	6,463							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	40.00	40.00	368							
4	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	25.00	25.00	88							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.19	AC		1.00	1.00	1.00	4,500.00	4,500.00	333,855							

REVIEW DATE 07/18/2017 BY DF Total Acres: 74.19 Total Land Value: 17,699 Market: 333,855 Agricultural: 17,699 Common: 0 PRINTED 11/18/2025 BY SYS