W 1/2 OF NW 1/4.

ORB 528-19, 554-487, 679-216, 69

BAR D RANCH
4458 S US HWY 441
LAKE CITY, FL 32025

2027

01-6S-16-03759-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	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	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	424,985
TOTAL MARKET VALUE	25,636
SOH/AGL Deduction	1,053
ASSESSED VALUE	24,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,583
TOTAL JUST VALUE	428,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2641	2/18/2016	WD	Q	V	01	232,000
GRANTOR: JAMES W CHASTEEN						
GRANTEE: BAR D RANCH						
0812/1175	10/19/1995	WD	Q	V		133,500
GRANTOR: LANCE O & PATRICIA CL						
GRANTEE: JAMES W CHASTEEN						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	77.27	AC		1.00	1.00	1.00	280.00	280.00	21,636							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	77.27	AC		1.00	1.00	1.00	5,500.00	5,500.00	424,985							

REVIEW DATE 04/15/2026 BY KS Total Acres: 77.27 Total Land Value: 21,636 Market: 424,985 Agricultural: 21,636 Common: 0 PRINTED 11/17/2026 BY SYS