ALL EX W1/2 OF NW1/4 & EX E1/2 O
ORB 925-2064. & BEG AT SW COR OF
OWLANDS PHS 4, RUN E 213.08 FT,

BAR D RANCH PARTNERSHIP/A/K/A BAR D RANCH LAND & C
4458 SOUTH U S HIGHWAY 441
LAKE CITY, FL 32025

2026

01-6S-16-03761-000

COLUMBIA COUNTY PROPERTY

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

1214 SW MEADOWLANDS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,276,150
TOTAL MARKET VALUE	153,384
SOH/AGL Deduction	0
ASSESSED VALUE	153,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,384
TOTAL JUST VALUE	2,276,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,276,150

SALE:8:1: 3.53 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048798	Electrical Servic	0	12/06/2023
000044193	Electrical Servic	0	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/986	12/31/2022	WD	Q	V	04	65,000
GRANTOR: LOPEZ FEDERICO I						
GRANTEE: BAR D RANCH LAND &						
1429/326	1/28/2021	WD	Q	V	01	45,000
GRANTOR: OSEGUERA PABLO N						
GRANTEE: LOPEZ FEDERICO I						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	283.23	AC		1.00	1.00	1.00	280.00	280.00	79,304							
3	5500	A	TIMBER 2	0					157.00	AC		1.00	1.00	1.00	445.00	445.00	69,865							
4	9910	M	MKT.VAL.AG	0					455.23	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,276,150							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 455.23 Total Land Value: 153,384 Market: 2,276,150 Agricultural: 153,384 Common: 0 PRINTED 05/13/2026 BY SYS