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

2027

01-6S-16-03761-000

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					

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

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	

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	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

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 11/17/2026 BY SYS