E1/2 OF SE1/4 LYING E OF SW
OLD WIRE RD, EX 29 AC DESC IN
ORB 826-2304 & EX 2.59 AC

BAR D RANCH PARTNERSHIP
4458 SOUTH U S HWY 441
LAKE CITY, FL 32025

2027

02-6S-16-03765-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2616.00	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

3193 SW OLD WIRE ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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

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	58,615
TOTAL MARKET VALUE	1,728
SOH/AGL Deduction	0
ASSESSED VALUE	1,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,728
TOTAL JUST VALUE	58,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042986	Electrical Servic	0	10/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0436	12/31/2012	WD	U	V	30	100
GRANTOR: CLINTON F DICKS JR &						
GRANTEE: BAR D RANCH PARTNER						
0860/1044	6/12/1998	WD	Q	V	02	2,425,000
GRANTOR: COLUMBIA TIMBERLAND						
GRANTEE: DICKS CLINTON						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.17	AC		1.00	1.00	1.00	280.00	280.00	1,728							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.17	AC		1.00	1.00	1.00	9,500.00	9,500.00	58,615							

REVIEW DATE 04/16/2026 BY KS Total Acres: 6.17 Total Land Value: 1,728 Market: 58,615 Agricultural: 1,728 Common: 0 PRINTED 11/17/2026 BY SYS