COMM AT INTERSECTION OF S LINE O
C R 247, RUN N 1120 FT FOR POB,
FT, E 350 FT TO W R/W OF C R 247

DICKS NORMA R LIVING TRUST
545 SE RODNEY DICKS DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-999

BUILDING CHARACTERISTICS

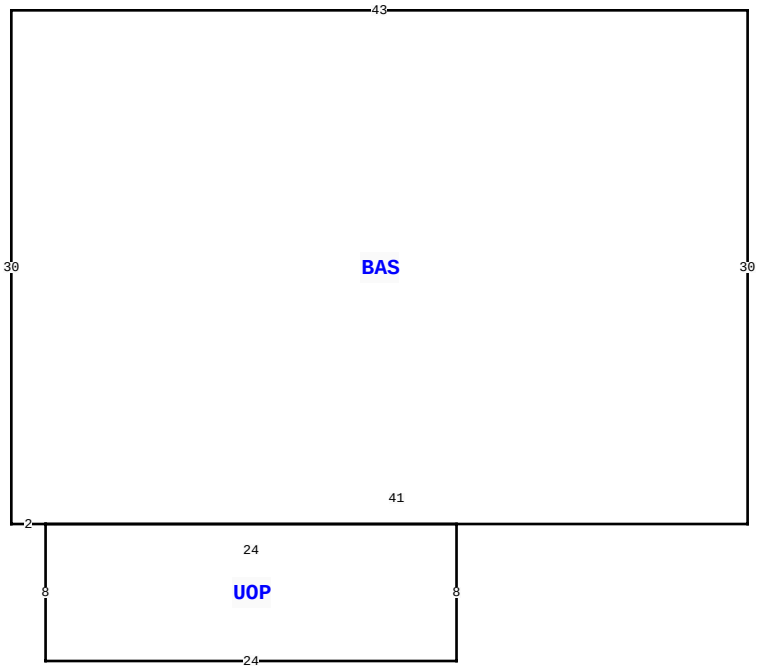
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	59,827
UOP	192	20		38	1,762
TOTALS	1,482			1,328	61,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	58.9680	71.35	94,753	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1290 HX Base Yr



1290 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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
1	0294	SHED WOOD/	0	0	0	0	2.00	UT	100.00	100.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,538
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	39,798
TOTAL MARKET VALUE	162,471
SOH/AGL Deduction	0
ASSESSED VALUE	162,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,471
TOTAL JUST VALUE	181,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,117

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049793	Electrical Servic	0	05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2715	1/17/2019	WD	U	I	11	0
GRANTOR: NORMA DICKS & ETAL (H						
GRANTEE: NORMA R DICKS AS TR						
1214/1651	4/07/2011	WD	U	I	30	100
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: HUNTER FARM PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S30 E2 UOP= S8 E24 N8 W24$ E41 N30$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0100	C	SFR	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.10	6,000.00	6,600.00	19,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.10	280.00	308.00	933							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.10	6,000.00	6,600.00	19,998							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.03 Total Land Value: 20,733 Market: 19,998 Agricultural: 933 Common: 19,800 PRINTED 11/17/2026 BY SYS

COMM AT INTERSECTION OF S LINE O
C R 247, RUN N 1120 FT FOR POB,
FT, E 350 FT TO W R/W OF C R 247

DICKS NORMA R LIVING TRUST
545 SE RODNEY DICKS DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-999

BUILDING CHARACTERISTICS

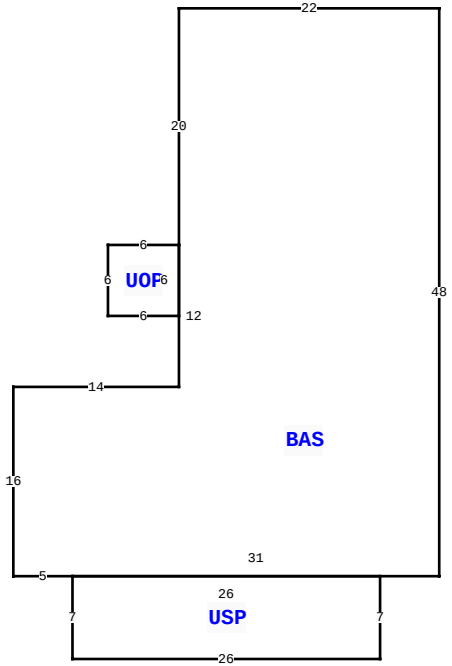
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	09	PINE WOOD 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	46,783
UOP	36	20		7	256
USP	182	35		64	2,339
TOTALS	1,498			1,351	49,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	46.4738	56.23	75,967	1901	1920	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1280 HX Base Yr



1290 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,538
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	39,798
TOTAL MARKET VALUE	162,471
SOH/AGL Deduction	0
ASSESSED VALUE	162,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,471
TOTAL JUST VALUE	181,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2715	1/17/2019	WD	U	I	11	0
GRANTOR: NORMA DICKS & ETAL (H						
GRANTEE: NORMA R DICKS AS TR						
1214/1651	4/07/2011	WD	U	I	30	100
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: HUNTER FARM PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S20 UOP= W6 S6 E6 N6$ S12 W14 S16 E5 USP= S7 E26 N7 W26$ E31 N48$.

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.03 Total Land Value: 20,733 Market: 19,998 Agricultural: 933 Common: 19,800 PRINTED 11/17/2026 BY SYS

COMM AT INTERSECTION OF S LINE O
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FT, E 350 FT TO W R/W OF C R 247

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545 SE RODNEY DICKS DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-999

BUILDING CHARACTERISTICS

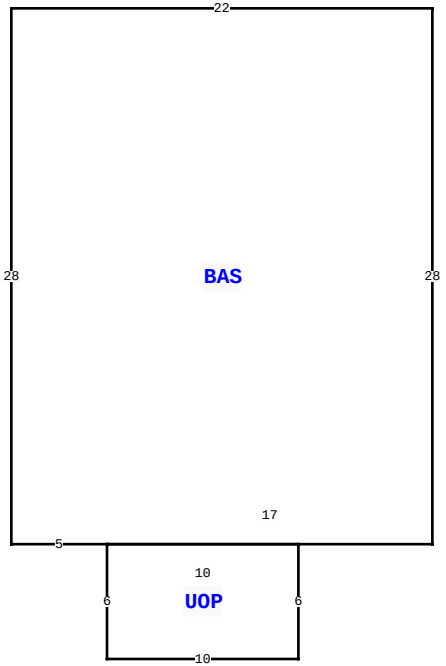
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	09	PINE WOOD 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	29,986
UOP	60	20		12	584
TOTALS	676			628	30,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	628	61.8908	74.89	47,031	1930	1930	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 616 HX Base Yr



1290 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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

PAGE 3 of 3 2

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TOTAL JUST VALUE	181,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: NORMA DICKS & ETAL (H						
GRANTEE: NORMA R DICKS AS TR						
1214/1651	4/07/2011	WD	U	I	30	100
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: HUNTER FARM PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S28 E5 UOP= S6 E10 N6 W10$ E17 N28$.

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.03 Total Land Value: 20,733 Market: 19,998 Agricultural: 933 Common: 19,800 PRINTED 11/17/2026 BY SYS