SE1/4 EX RD R/W & EX COMM AT S L
& W R/W OF C R 245, RUN N 1120 F
W 350 FT, N 750 FT, E 350 FT TO

HUNTER FARM PROPERTIES LLC
545 SE RODNEY DICKS DR
LAKE CITY, FL 32025

2027

03-4S-17-07593-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,592
TOTAL LAND VALUE - MARKET	406,918
TOTAL MARKET VALUE	57,686
SOH/AGL Deduction	0
ASSESSED VALUE	57,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,686
TOTAL JUST VALUE	416,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/1651	4/07/2011	WD	U	I	30	100
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: HUNTER FARM PROPERT						
0701/0419	11/08/1989	WD	Q	I	01	0
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: RODNEY & NORMA DICK						

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	0213	GRAIN BIN	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2016	2016	3	100	6,000	
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	0040	BARN,POLE	0	0	36	72	2,592.00	UT	2.50	2.50	40	2016	2016	3	40	2,592	

LAND DESCRIPTION

TOTAL OB/XF 9,592

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.10	2,500.00	2,750.00	2,750							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	76.97	AC		1.00	1.00	1.10	280.00	308.00	23,707							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	70.00	AC		1.00	1.00	1.10	281.00	309.10	21,637							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	146.97	AC		1.00	1.00	1.10	2,500.00	2,750.00	404,168							

REVIEW DATE 03/16/2017 BY DF Total Acres: 147.97 Total Land Value: 48,094 Market: 404,168 Agricultural: 45,344 Common: 2,750 PRINTED 11/17/2026 BY SYS