BEG NW COR OF NE1/4 OF SW1/4, RU
S 216.78 FT, NW 240.11 FT, S 222
CR-240, RUN NW ALONG R/W 122.20

DICKS PROPERTIES, LLC
2204 SW JIM WITT RD
LAKE CITY, FL 32025

**2026**

**09-5S-17-09171-012**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 9517.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1479 SW COUNTY ROAD 240, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 19,470 |
| TOTAL LAND VALUE - MARKET | 36,260 |
| TOTAL MARKET VALUE | 55,730 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,730 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,730 |
| TOTAL JUST VALUE | 55,730 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,730 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055250 | Electrical Servic | | 03/17/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/2114 | 5/24/2022 | WD | U | I | 11 | 100 |
| GRANTOR: KEEN MARCEL C IRREVOC | | | | | | |
| GRANTEE: DICKS PROPERTIES, L | | | | | | |
| 1467/2111 | 5/24/2022 | WD | Q | I | 01 | 60,000 |
| GRANTOR: KEEN SHEROD | | | | | | |
| GRANTEE: DICKS PROPERTIES, L | | | | | | |

## 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 | 0020 | BARN,FR | 0 | 0 | 21 | 15 | 180.00 | UT | 15.00 | 15.00 | 100 | 0 | 0 | 3 | 100 | 2,700 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 30 | 18 | 540.00 | UT | 15.00 | 15.00 | 100 | 0 | 0 | 3 | 100 | 8,100 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 17 | 17 | 289.00 | UT | 15.00 | 15.00 | 100 | 0 | 0 | 3 | 100 | 4,335 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 17 | 17 | 289.00 | UT | 15.00 | 15.00 | 100 | 0 | 0 | 3 | 100 | 4,335 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,470

| 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 | | | | | 2.59 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 36,260 | | | | | | | |

REVIEW DATE 03/26/2026 BY TW Total Acres: 2.59 Total Land Value: 36,260 Market: 0 Agricultural: 0 Common: 36,260 PRINTED 05/12/2026 BY SYS