ALL EX ROAD & EX 350 FT SQ IN SE
W3/4 OF SW1/4 & EX 3 AC DESC ORB

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

2027

10-4S-17-08303-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10417.00	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

1632 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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	28,862
TOTAL LAND VALUE - MARKET	1,924,425
TOTAL MARKET VALUE	147,597
SOH/AGL Deduction	0
ASSESSED VALUE	147,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,597
TOTAL JUST VALUE	1,953,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,953,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2182	12/22/2008	WD	U	V	11	100

GRANTOR: RODNEY S & NORMA R DI

GRANTEE: BISHOP FARM PROPERT

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	0040	BARN,POLE	0	0	23	198	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	0	23	198	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0040	BARN,POLE	0	0	24	46	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0010	BARN,BLK	0	0	49	78	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0030	BARN,MT	0	0	30	32	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0040	BARN,POLE	0	0	49	96	1.00	UT	0.00	0.00	100	0	0	3	100	100	
7	0010	BARN,BLK	0	0	17	31	1.00	UT	0.00	0.00	100	0	0	3	100	100	
8	0030	BARN,MT	0	0	0	0	1,624.00	UT	9.00	9.00	75	2012	2012	3	75	10,962	
9	0031	BARN,MT AE	0	0	40	100	4,000.00	UT	7.00	7.00	60	2017	2017	3	60	16,800	

LAND DESCRIPTION

TOTAL OB/XF 28,862

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	271.00	AC		1.00	1.00	1.00	280.00	280.00	75,880							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	25.00	25.00	1,500							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	182.18	AC		1.00	1.00	1.00	227.00	227.00	41,355							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	513.18	AC		1.00	1.00	0.75	5,000.00	3,750.00	1,924,425							

REVIEW DATE 04/11/2017 BY DF Total Acres: 513.18 Total Land Value: 118,735 Market: 1,924,425 Agricultural: 118,735 Common: 0 PRINTED 11/17/2026 BY SYS