

COMM NE COR OF NW1/4 OF SW1/4,
 RUN E 27.24 FT FOR POB, S
 1003.26 FT, E 325 FT, S 325

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

2026

10-4S-17-08304-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
													VALUATION BY		Tax Group: 2						Tax Dist:		0						
													BUILDING MARKET VALUE										0						
													TOTAL MARKET OB/XF VALUE										0						
													TOTAL LAND VALUE - MARKET										61,110						
													TOTAL MARKET VALUE										2,339						
													SOH/AGL Deduction										0						
													ASSESSED VALUE										2,339						
													TOTAL EXEMPTION VALUE										0						
													BASE TAXABLE VALUE										2,339						
													TOTAL JUST VALUE										61,110						
													NCON VALUE										0						
													INCOME VALUE										0						
													PREVIOUS YEAR MKT VALUE										61,110						
													LAND: 2:1: LOW & WET																
													SALE: 1:1: AG LAND																
													PERMIT NUM																
													DESCRIPTION																
													AMT																
													ISSUED																
													DOR CODE																
													5700																
													TIMBERLAND 60-69																
													MAP NUM																
													10417.00																
													MKT AREA																
													1.00																
													NEIGHBORHOOD/LOC																
													10417.00																
													1.00																
													AREA TYPE																
													TOTAL GROSS AREA																
													PCT OF BASE																
													YEAR																
													TOT ADJ AREA																
													SUBAREA MARKET VALUE																
													TOTALS																
													EXTRA FEATURES																
													BLD DATE																
													XF DATE																
													INC DATE																
													LGL DATE																
													LAND DATE																
													AG DATE																
													04/09/2025																
													MLU																
													OFF RECORD Number																
													DATE																
													TYPE INST																
													Q U																
													V I																
													RSN CD																
													1164/2182																
													12/22/2008																
													WD U																
													V																
													11																
													SALE PRICE																
													100																
													GRANTOR: RODNEY S & NORMA R DI																
													GRANTEE: BISHOP FARM PROPERT																
													0637/0157																
													11/03/1987																
													WD U																
													V																
													10,800																
													GRANTOR: PINEMOUNT CORP.																
													GRANTEE: DICKS RODNEY S &																
													BUILDING NOTES																
													BUILDING DIMENSIONS																
													LAND DESCRIPTION																
													TOTAL OB/XF																
													0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	5800	A	TIMBER 5	0		A-1	0.00	0.00	17.46	AC		1.00	1.00	0.95	141.00	133.95	2,339												
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.46	AC		1.00	1.00	0.50	7,000.00	3,500.00	61,110												
REVIEW DATE 04/09/2025 BY MLU Total Acres: 17.46 Total Land Value: 2,339 Market: 61,110 Agricultural: 2,339 Common: 0 PRINTED 06/23/2026 BY SYS																													