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

2027

10-4S-17-08304-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	
PREVIOUS YEAR MKT VALUE	61,110

LAND:2:1: LOW & WET

SALE:1:1: AG LAND

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						
0637/0157	11/03/1987	WD	U	V		10,800
GRANTOR: PINEMOUNT CORP.						
GRANTEE: DICKS RODNEY S &						

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

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
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 11/17/2026 BY SYS