SE1/4 OF SW1/4 EX THE W 28 AC
& N1/2 OF SW1/4 EX 1 AC. ALSO
S1/2 OF NW1/4 EX 20.01 AC DESC

DICKS CLINTON T 2012 IRREVOCABLE TRUST/DICKS KYLE
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

10-5S-17-09182-000

BUILDING CHARACTERISTICS

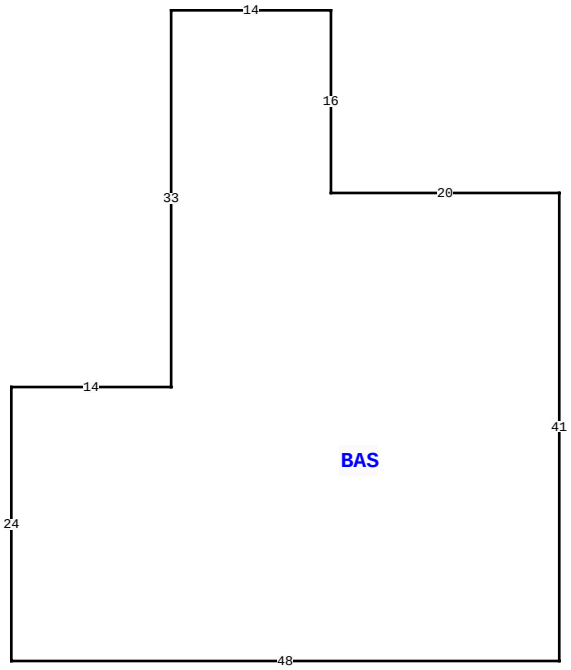
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	13,713
TOTALS	1,954			1,954	13,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	1,954	45.5706	35.09	68,566	1903	1970	25	0	25	40.00	20.00

1 SFR RENTAL 0% - 0 Heated Area: 1954 HX Base Yr



261 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	13,713
TOTAL MARKET OB/XF VALUE	7,845
TOTAL LAND VALUE - MARKET	754,950
TOTAL MARKET VALUE	63,455
SOH/AGL Deduction	0
ASSESSED VALUE	63,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,455
TOTAL JUST VALUE	776,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34063	PUMP/UTPOL	50	05/16/2016
32373	REMODEL	200	10/07/2014
31945	MAINT/ALTR	45	05/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1253/0794	4/19/2013	WD	U	I	11	0
GRANTOR: CLINTON F JR & NORMA						
GRANTEE: N TERRY DICKS TRUST						
1247/0473	12/31/2012	WD	U	I	11	100
GRANTOR: CLINTON F JR & NORMA						
GRANTEE: N TERRY DICKS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S33 W14 S24 E48 N41 W20 N16 $
.

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	0297	SHED CONCR	0	0	10	36	360.00	UT	8.75	8.75	30	1968	1968	3	30	945	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	0	11	15	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	129.99	AC		1.00	1.00	1.00	280.00	280.00	36,397							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	25.00	25.00	500							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	149.99	AC		1.00	1.00	1.00	5,000.00	5,000.00	749,950							

REVIEW DATE 07/31/2017 BY RP Total Acres: 150.99 Total Land Value: 41,897 Market: 749,950 Agricultural: 36,897 Common: 5,000 PRINTED 06/23/2026 BY SYS