COMM SW COR OF NE1/4 OF NE1/4, R
FOR POB, CONT N 917.95 TO N LINE
NE1/4, E 698.56 FT TO W R/W US-4

BAR D RANCH PARTNERSHIP
4458 S US HWY 441
LAKE CITY, FL 32025

2026

11-3S-16-02061-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11316.00	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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	111,300
TOTAL MARKET VALUE	112,100
SOH/AGL Deduction	58,985
ASSESSED VALUE	53,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,115
TOTAL JUST VALUE	112,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055415	Electrical Servic		04/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/2433	7/31/2011	WD	U	V	30	100
GRANTOR: BROWNLEE SEED & FEED						
GRANTEE: BAR D RANCH PARTNER						
1157/2635	9/02/2008	WD	Q	V	03	55,000
GRANTOR: WILLIAM PAUL SUMMERS						
GRANTEE: BROWNLEE SEED & FEE						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 800

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	1000	C	VACANT COMME	0		CHI	0.00	0.00	4.18	AC		1.00	1.00	0.50	20,000.00	10,000.00	41,800							
2	1000	C	VACANT COMME	0			0.00	0.00	6.95	AC		1.00	1.00	0.50	20,000.00	10,000.00	69,500							

REVIEW DATE 03/20/2026 BY ME Total Acres: 11.13 Total Land Value: 111,300 Market: 0 Agricultural: 0 Common: 111,300 PRINTED 06/22/2026 BY SYS