COMM SW COR NE1/4 OF NW1/4 FOR P
FT, E 479.90 FT, S 530.89 FT, W
TO POB.

DICKS JOHN I/DICKS AARON L
816 SW MAIN BLVD
LAKE CITY, FL 32025

2027

12-4S-16-02937-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,300
TOTAL MARKET VALUE	1,269
SOH/AGL Deduction	0
ASSESSED VALUE	1,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,269
TOTAL JUST VALUE	49,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1658	6/23/2023	WD	Q	V	05	160,000
GRANTOR: RAY BRANCEY O						
GRANTEE: DICKS JOHN I						
0350/0829	8/20/1975	QC	Q	V	01	100
GRANTOR: ANNIE OLIVIA ROSSI &						
GRANTEE: BRANCEY OLIVIA RAY						

BUILDING NOTES

BUILDING DIMENSIONS

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	5500	A	TIMBER 2	0					2.56	AC		1.00	1.00	1.00	445.00	445.00	1,139							
2	5910	A	SWAMP/CYPRES	0					3.24	AC		1.00	1.00	1.00	40.00	40.00	130							
3	9910	M	MKT.VAL.AG	0					5.80	AC		1.00	1.00	0.85	10,000.00	8,500.00	49,300							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.80 Total Land Value: 1,269 Market: 49,300 Agricultural: 1,269 Common: 0 PRINTED 11/17/2026 BY SYS