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

2026

12-4S-16-02937-001

COLUMBIA COUNTY PROPERTY

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					

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	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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	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 05/08/2026 BY SYS