

COMM AT NW COR OF SEC, RUN E 77.
R/W OF CR-245, RUN S ALONG R/W 7
850.02 FT, N 422.90 FT, EAST 466

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

2026

13-5S-17-09222-001


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|-----------------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|--------------------------|--------|--|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 149,520 TOTAL MARKET VALUE 8,317 SOH/AGL Deduction 0 ASSESSED VALUE 8,317 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,317 TOTAL JUST VALUE 149,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 112,140 | | | | | | | | | |
| DOR CODE | | 5500 TIMBERLAND 80-89 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | 13517.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | 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 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | A-1 | 0.00 | 0.00 | 18.69 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 8,317 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 18.69 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 149,520 | | | | | | | | | | | | | | |
| REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.69 Total Land Value: 8,317 Market: 149,520 Agricultural: 8,317 Common: 0 PRINTED 06/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1537/1401 | 4/09/2025 | WD | U | V | 11 | 100 |
| GRANTOR: DICKS CLINTON F JR | | | | | | |
| GRANTEE: DICKS CLINTON T 201 | | | | | | |
| 1521/1730 | 8/19/2024 | WD | Q | V | 01 | 144,500 |
| GRANTOR: ST JONES LLC | | | | | | |
| GRANTEE: DICKS CLINTON JR | | | | | | |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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