

E1/2 OF NW1/4 & 10 AC OFF E SIDE
 NW1/4 & A PORTION OF THE N 52.5
 SW1/4 LYING NORTH & EAST OF SW P

BAR D RANCH PARTNERSHIP
 4458 S US HIGHWAY 441
 LAVE CITY, FL 32025

2026

15-5S-17-09247-000



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 9,600 TOTAL LAND VALUE - MARKET 599,700 TOTAL MARKET VALUE 43,303 SOH/AGL Deduction 1,034 ASSESSED VALUE 42,269 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,269 TOTAL JUST VALUE 609,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 549,330																							
DOR CODE 5020 IMP AG/BARN																	PERMIT NUM DESCRIPTION AMT ISSUED 																							
MAP NUM MKT AREA 02																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1515/1297</td> <td>4/25/2024</td> <td>FS U</td> <td></td> <td>V</td> <td>18</td> <td>100</td> </tr> </tbody> </table> GRANTOR: COLUMBIA COUNTY, FLOR GRANTEE: BAR D RANCH LAND AN 1346/1453 10/20/2017 WD Q V 01 92,400 GRANTOR: ZEREEDA P LEWIS GRANTEE: BAR D RANCH PARTNER										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1515/1297	4/25/2024	FS U		V	18	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																		
1515/1297	4/25/2024	FS U		V	18	100																																		
NEIGHBORHOOD/LOC 15517.00 1.00/																	BUILDING NOTES 																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																	BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE																							
EXTRA FEATURES						451 SW PIERCE GLN, LAKE CITY																																		
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																									
1	0010	BARN, BLK	0 0	11 13	1.00	UT	0.00	0.00	100	0	0	3	100	200																										
2	0010	BARN, BLK	0 0	18 18	1.00	UT	0.00	0.00	100	0	0	3	100	400																										
3	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200																										
4	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																										
5	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800																										

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	119.94	AC		1.00	1.00	1.00	281.00	281.00	33,703									
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	119.94	AC		1.00	1.00	1.00	5,000.00	5,000.00	599,700									