

COMM NW COR OF SW1/4 OF SE1/4, R  
E R/W CR-131 FOR POB, CONT E 34.  
US-441, SE 700.20 FT, SW 873 FT,

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

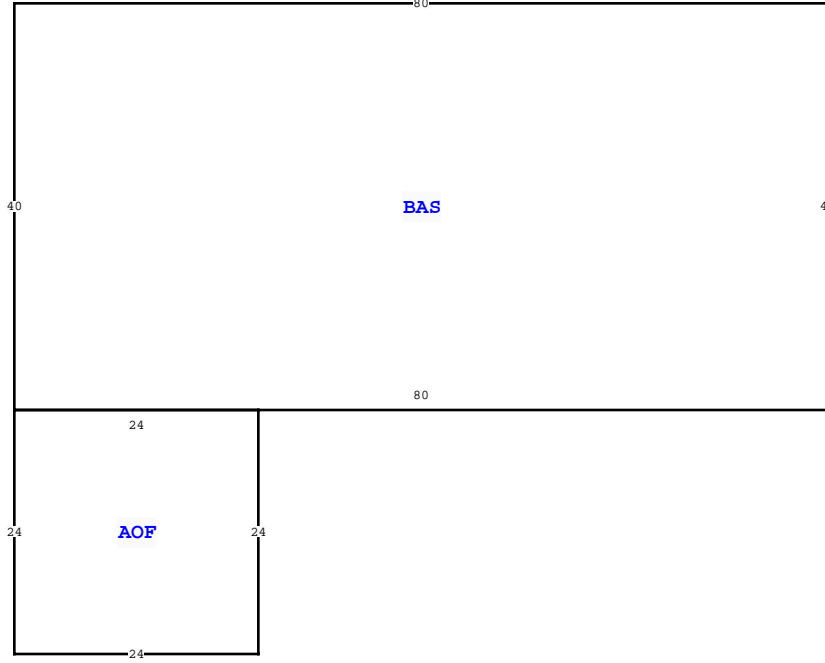
2026

17-4S-17-08420-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		4 100	
Frame	05	STEEL 100	
Story Height		18 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOOF	576	110	
BAS	3,200	100	
TOTALS	3,776		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	04	3,834	72.8004	27.66	106,048	1987	1987	0	0	40.00	60.00		
1 PREF M B A 0% - 0 Heated Area: 3776 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			210,400
TOTAL MARKET OB/XF VALUE			14,983
TOTAL LAND VALUE - MARKET			168,462
TOTAL MARKET VALUE			393,845
SOH/AGL Deduction			0
ASSESSED VALUE			393,845
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			393,845
TOTAL JUST VALUE			393,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,361
LAND:2:1: BACK PORTION NOT COMM DEVELOPED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26160	ADDN COMM	180	08/22/2007
14939	COMMERCIAL	775	01/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0440	12/31/2012	WD	U	V	30	100
GRANTOR: CLINTON F DICKS JR &						
GRANTEE: BAR D RANCH PARTNER						
0774/1235	5/10/1993	WD	U	V	34	20,000
GRANTOR: JEHOVAH WITNESS						
GRANTEE: CLINTON DICKS						

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
1	0140	CLFENCE 6	0	0	0	0	3,073.00	UT	0.88	0.88	100	0	0	3	100	2,689	
2	0166	CONC, PAVMT	0	0	0	0	78,625.00	UT	0.15	0.15	100	1999	1999	3	100	11,794	
3	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	

TOTAL OB/XF													
3938 S US HIGHWAY 441 , LAKE CITY													
14,983													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W80 S40 AOF= S24 E24 N24 W24\$ E80 N40\$.													

LAND DESCRIPTION																								
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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	7.19	AC		1.00	1.00	0.70	14,000.00	9,800.00	70,462							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	10.00	AC		1.00	1.00	0.70	14,000.00	9,800.00	98,000							

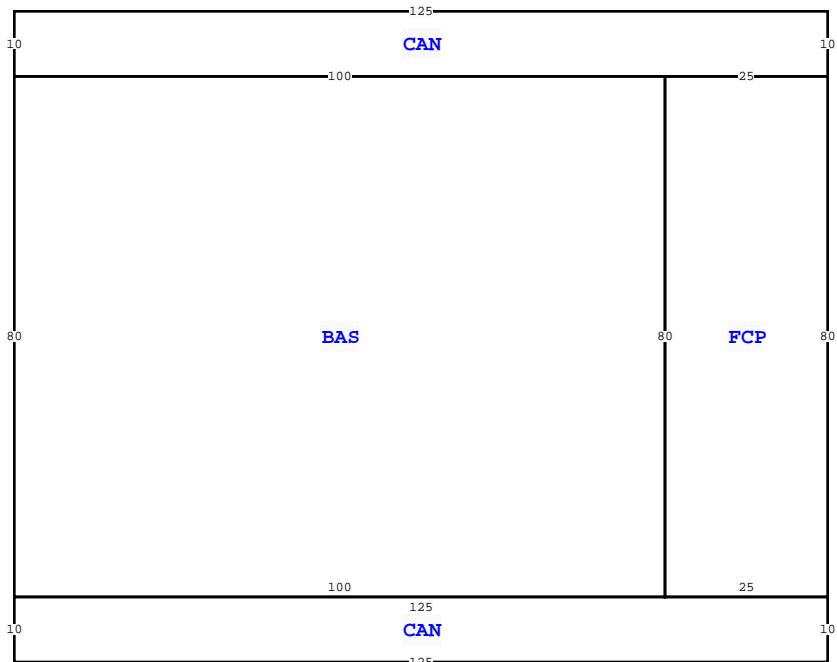
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Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		1 100	
Frame	05	STEEL 100	
Story Height		15 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,000	100	
CAN	1,250	30	
CAN	1,250	30	
FCP	2,000	30	
TOTALS	12,500		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	PREF M B A	0%	- 0																						
Heated Area: 8000 HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= S80 CAN= S10 E125 N10 W125\$ E100 FCP= E25 N80 W25 S80\$ N80 CAN= E25 N10 W125 S10 E100\$ W100\$.

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											
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