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

2027

17-4S-17-08420-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	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

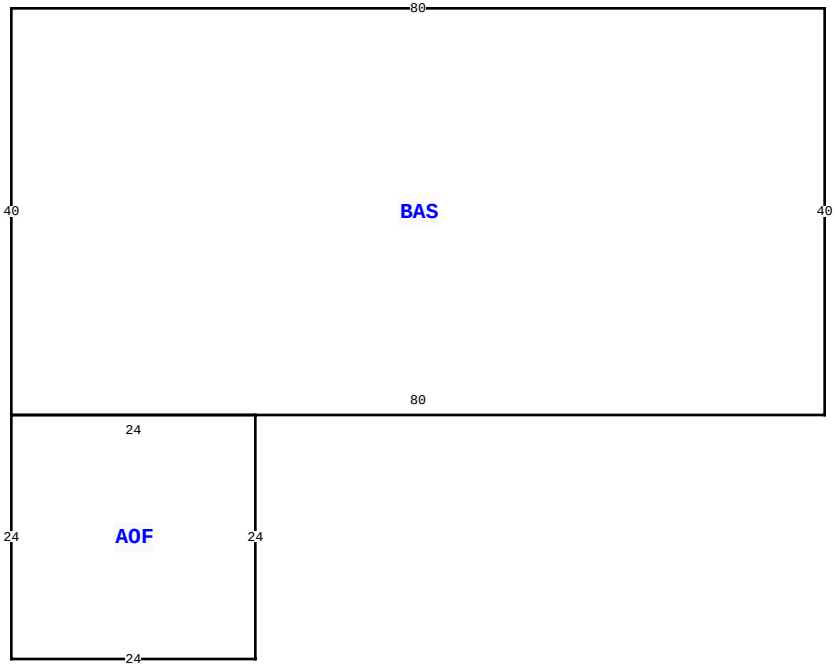
NEIGHBORHOOD/LOC 17417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	576	110		634	10,522
BAS	3,200	100		3,200	53,107
TOTALS	3,776			3,834	63,629

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	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 3776 HX Base Yr



3938 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

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	393,845

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S40 AOF= S24 E24 N24 W24$ E80 N40$.

LAND DESCRIPTION

TOTAL OB/XF 14,983

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	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							

REVIEW DATE 05/04/2017 BY BC Total Acres: 17.19 Total Land Value: 168,462 Market: 0 Agricultural: 0 Common: 168,462 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
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US-441, SE 700.20 FT, SW 873 FT,

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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

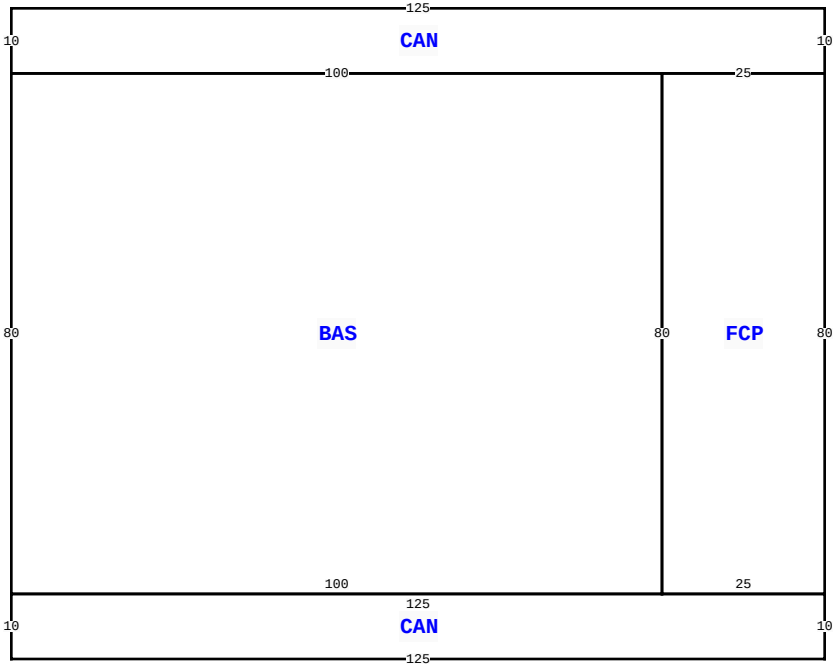
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100		8,000	125,580
CAN	1,250	30		375	5,886
CAN	1,250	30		375	5,886
FCP	2,000	30		600	9,419
TOTALS	12,500			9,350	146,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	9,350	63.5580	24.15	225,802	1999	1999	0	0	0	35.00	65.00

2 PREF M B A 0% - 0 Heated Area: 8000 HX Base Yr



3938 S US HIGHWAY 441 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,845
TOTAL JUST VALUE	393,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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						

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

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

REVIEW DATE 05/04/2017 BY BC Total Acres: 17.19 Total Land Value: 168,462 Market: 0 Agricultural: 0 Common: 168,462 PRINTED 11/17/2026 BY SYS