

BEG NE COR OF NE1/4, RUN S 765 FT, W 291.3 FT TO E R/W OF U S 41, RUN NW 1071.6 FT, E 837.23

DICKS KYLE/DICKS N TERRY
C/O BAR D RANCH PARTNERSHIP, 4458 S US HWY 441
LAKE CITY, FL 32025

2026

20-4S-17-08575-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,681	100	
FOP	30	30	
FOP	80	30	
UCP	576	20	
TOTALS	2,367		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR RENTAL	0%	- 2025								

Heated Area:	1681	HX Base Yr	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			68,632
TOTAL MARKET OB/XF VALUE			15,500
TOTAL LAND VALUE - MARKET			102,375
TOTAL MARKET VALUE			129,136
SOH/AGL Deduction			4,058
ASSESSED VALUE			125,078
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,078
TOTAL JUST VALUE			186,507
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			260,950
SALE: 3:1: 3.53 ACRES			
BLDG: 3:5: ECONOMIC OB.			
BLDG: 3:4: ALL HAVE MUCH PHYSICAL DEPRC AND SUFFER			
BLDG: 3:3: ALL ARE EMPTY FOR SEVERAL YEARS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1087/0093	3/08/2006	WD	Q	I	02	320,000
GRANTOR: EVA M SPARKS						
GRANTEE: CLINTON DICKS JR &						

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	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0010	BARN, BLK	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	1928	1928	3	100	5,000	
3	0010	BARN, BLK	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1928	1928	3	100	4,500	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

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	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	15,000.00	10,500.00	5,250							
2	0100	C	SFR	0			0.00	0.00	3.50	AC		1.00	1.00	0.70	15,000.00	10,500.00	36,750							
3	5500	A	TIMBER 2	0			0.00	0.00	6.75	AC		1.00	1.00	1.00	445.00	445.00	3,004							
4	9910	M	MKT. VAL. AG	0			0.00	0.00	5.75	AC		1.00	1.00	0.70	15,000.00	10,500.00	60,375							

BUILDING DIMENSIONS														
BAS= W41 S20 FOP= W6 UCP= N9 W24 S24 E24 N15\$ S5 E6 N5\$ S21 E20 FOP= S8 E10 N8 W10\$ E21 N41\$.														