

BEG INTERS OF S LINE OF NE1/4
OF NE1/4 & W R/W US-41, RUN W
518.55 FT, NW 365.60 FT, NE

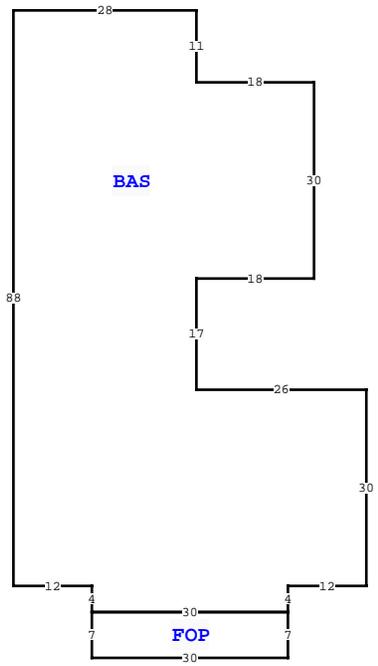
BAR D RANCH PARTNERSHIP
4458 S US HWY 441
LAKE CITY, FL 32025

2026

20-4S-17-08584-001

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 Floo	08	SHT VINYL 50	
Interior Floo	14	CARPET 50	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		7 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		17 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	01	01 100	
Quality	03	03	
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,904	100	
FOP	210	30	
TOTALS	4,114		
		3,967	99,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0% - 0			199,064	1980	1980	0	0	50.00	50.00
			Heated Area: 3904			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,367	
TOTAL MARKET OB/XF VALUE		15,900	
TOTAL LAND VALUE - MARKET		72,720	
TOTAL MARKET VALUE		260,987	
SOH/AGL Deduction		0	
ASSESSED VALUE		260,987	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		260,987	
TOTAL JUST VALUE		260,987	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		261,287	
SALE:18:1: DID NOT INCLUDE PERSONAL PROPERTY ETC			
SALE:10:1: 3.53 ACRES			
SALE:5:1: 3.53 ACRES			
SALE:2:1: \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049038	Electrical Servic	25,000	01/17/2024
25411	MAINT/ALTR	70	01/16/2007

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						
1247/0440	12/31/2012	WD	U	V	30	100
GRANTOR: CLINTON F DICKS JR &						
GRANTEE: BAR D RANCH PARTNER						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
5	0140	CLFENCE 6	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
TOTALS															15,900	

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	1700	C	1STORY OFF	0		A-1	0.00	0.00	6.06	AC		1.00	1.00	0.75	16,000.00	12,000.00	72,720							

