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

2027

20-4S-17-08584-001

BUILDING CHARACTERISTICS

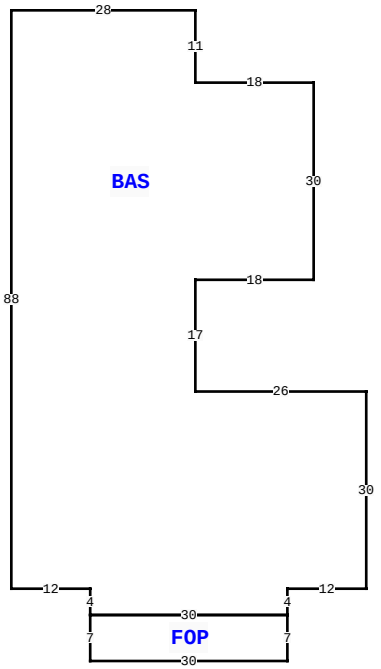
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,904	100		3,904	97,952
FOP	210	30		63	1,581
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
4900	04	3,967	67.8119	50.18	199,064	1980	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3904 HX Base Yr



4368 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	260,987

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N17 E18 N30 W18 N11 W28 S88 E12 S4 FOP= S7 E30 N7W30$ E30 N4 E12 N30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0104	GENERATOR	0	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	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 15,900

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	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							

REVIEW DATE 06/24/2025 BY ME Total Acres: 6.06 Total Land Value: 72,720 Market: 0 Agricultural: 0 Common: 72,720 PRINTED 11/17/2026 BY SYS

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

2027

20-4S-17-08584-001

BUILDING CHARACTERISTICS

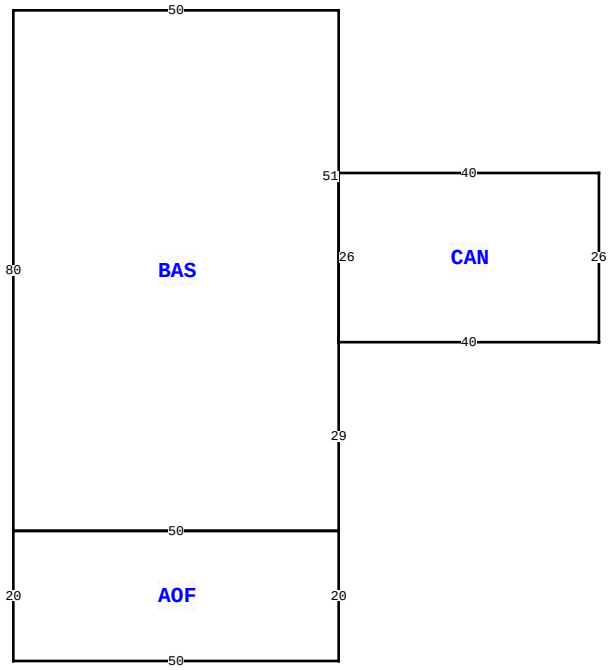
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	110		1,100	14,804
BAS	4,000	100		4,000	53,832
CAN	1,040	30		312	4,199
TOTALS	6,040			5,412	72,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,412	59.0366	22.43	121,391	1973	1973	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



4368 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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BASE TAXABLE VALUE	260,987
TOTAL JUST VALUE	260,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,987

LAND:1:1: 1992 DOR STUDY

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S80 AOF= S20 E50 N20 W50$ E50 N29 CAN= E40 N26W40 S26$ N51$.

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 06/24/2025 BY ME Total Acres: 6.06 Total Land Value: 72,720 Market: 0 Agricultural: 0 Common: 72,720 PRINTED 11/17/2026 BY SYS