765 FT OFF THE N SIDE OF NW1/4
OF NW1/4. (AKA PRT OF PRCL 11).

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

2026

21-4S-17-08636-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	136,850
TOTAL MARKET VALUE	6,463
SOH/AGL Deduction	0
ASSESSED VALUE	6,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,463
TOTAL JUST VALUE	136,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,850

SALE:4:1: 3.53 ACRES
SALE:2:1: SALE WAS FOR TOTAL OF 30.24 AC)
SALE:1:1: INCLUDED 08581-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

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						
0890/1198	9/14/1999	WD	Q	V		85,000
GRANTOR: PECKHAM-PAPPERT						
GRANTEE: DICKS & DICKS (TEN						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	281.00	281.00	6,463							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	0.70	8,500.00	5,950.00	136,850							

REVIEW DATE 05/03/2023 BY MLU Total Acres: 23.00 Total Land Value: 6,463 Market: 136,850 Agricultural: 6,463 Common: 0 PRINTED 06/09/2026 BY SYS