COMM AT NE COR SE1/4, RUN S
817.45 FT FOR POB, CONT S
817.45 FT, CONT S 1007.89 FT,

DICKS DONALD D
12028 NW COUNTY RD 241
LAKE BULTER, FL 32054

2027

21-5S-17-09318-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00	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

867 SW CATHERINE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	422,428
TOTAL MARKET VALUE	20,219
SOH/AGL Deduction	0
ASSESSED VALUE	20,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,219
TOTAL JUST VALUE	422,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052467	Right-of-Way Acce		02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2152	9/16/2019	WD	U	V	37	30,000
GRANTOR: ROBERT W MARKHAM AS I						
GRANTEE: DONALD D DICKS						
1385/2707	6/05/2019	WD	Q	V	03	60,000
GRANTOR: ROBERT W MARKHAM AS T						
GRANTEE: DONALD D DICKS						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	72.21	AC		1.00	1.00	1.00	280.00	280.00	20,219							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	72.21	AC		1.00	1.00	0.65	9,000.00	5,850.00	422,428							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 72.21 Total Land Value: 20,219 Market: 422,428 Agricultural: 20,219 Common: 0 PRINTED 11/17/2026 BY SYS