N1/2 OF NE1/4 & N 20 AC OF NE1/4
LYING E OF SR-47 & NE 1/4 OF SW1
NE1/4 & N1/2 OF SE1/4 OF NE1/4 E

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

2026

22-5S-16-03677-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22516.00	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

483 SW SIMPKINS PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2022 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	10,000
TOTAL LAND VALUE - MARKET	611,286
TOTAL MARKET VALUE	75,831
SOH/AGL Deduction	0
ASSESSED VALUE	75,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,831
TOTAL JUST VALUE	621,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	621,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33659	PUMP/UTPOL	50	12/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1295	3/30/2022	WD	U	V	31	30,000
GRANTOR: MCKINNEY MARY CAMPBEL						
GRANTEE: BAR D RANCH PARTNER						
1385/0412	5/21/2019	WD	Q	V	03	10,600
GRANTOR: WAYNE HAROLD & DELOIS						
GRANTEE: BAR D RANCH PARTNER						

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	9948	6 Inch Wel	0	0	0	0	1.00	UT	10,000.00	10,000.00	100			3	100	10,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	235.11	AC		1.00	1.00	1.00	280.00	280.00	65,831							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	235.11	AC		1.00	1.00	1.00	2,600.00	2,600.00	611,286							

REVIEW DATE 03/05/2026 BY KS Total Acres: 235.11 Total Land Value: 65,831 Market: 611,286 Agricultural: 65,831 Common: 0 PRINTED 03/25/2026 BY SYS