

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,000 TOTAL LAND VALUE - MARKET 1,057,995 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 1,067,995 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 621,286																							
DOR CODE		6200 PASTURE CLS33																				PERMIT NUM				DESCRIPTION				AMT				ISSUED									
MAP NUM																						33659				PUMP/UTPOL				50				12/22/2015									
NEIGHBORHOOD/LOC		22516.00 1.00/																				SALES DATA																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE														OFF RECORD Number				DATE				TYPE INST				Q / V / 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																			
TOTALS										483 SW SIMPKINS PL, FORT WHITE												BLD DATE				LGL DATE				05/07/2026				MLU									
EXTRA FEATURES																				XF DATE				LAND DATE				AG DATE															
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	9948	6 Inch Wel	0	0	0	0	1.00	UT	10,000.00	10,000.00	100				3	100	10,000																										

LAND DESCRIPTION										TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4,500.00	4,500.00	1,057,995												