N1/2 & SW1/4 & NE1/4 OF SE1/4 &
W1/2 OF SE1/4 & SE1/4 OF SE1/4 E
IN ORB 1203-560 EX CO RD R/W TAK

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

2027

23-5S-16-03697-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23516.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,000
TOTAL LAND VALUE - MARKET	2,798,010
TOTAL MARKET VALUE	250,932
SOH/AGL Deduction	3,427
ASSESSED VALUE	247,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,505
TOTAL JUST VALUE	2,828,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,828,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1484	10/02/2019	WD	Q	V	03	42,000
GRANTOR: LAVERN WILLIAMS						
GRANTEE: BAR D RANCH PARTNER						
1396/1471	9/27/2019	QC	U	V	11	100
GRANTOR: CYRUS CURINTON AKA CY						
GRANTEE: LAVERN WILLIAMS						

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
1	9948	6 Inch Wel	0	0	0	0	3.00	UT	10,000.00	10,000.00	100			3	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	227.00	227.00	4,086							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	21.86	AC		1.00	1.00	0.25	281.00	70.25	1,536							
3	5200	A	CROPLAND 2	0					581.92	AC		1.00	1.00	1.00	370.00	370.00	215,310							
4	9910	M	MKT.VAL.AG	0					621.78	AC		1.00	1.00	1.00	4,500.00	4,500.00	2,798,010							

REVIEW DATE 10/31/2019 BY BC Total Acres: 621.78 Total Land Value: 220,932 Market: 2,798,010 Agricultural: 220,932 Common: 0 PRINTED 11/17/2026 BY SYS