

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

2026

23-5S-16-03697-000



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 30,000 TOTAL LAND VALUE - MARKET 2,798,010 TOTAL MARKET VALUE 250,932 SOH/AGL Deduction 5,843 ASSESSED VALUE 245,089 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 245,089 TOTAL JUST VALUE 2,828,010 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,273,560											
																				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											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
TOTALS																															
EXTRA FEATURES																															
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	3.00	UT	10,000.00	10,000.00	100			3	100	30,000																	

LAND DESCRIPTION										TOTAL OB/XF										30,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												