W1/2 OF SE1/2 EX S 2112.08 FT.
778-1162, 863-1440, 870-843, 940

BAR D RANCH LAND & CATTLE LLC
4458 SOUTH US HIGHWAY 441
LAKE CITY, FL 32025

2027

23-5S-16-03698-001

BUILDING CHARACTERISTICS

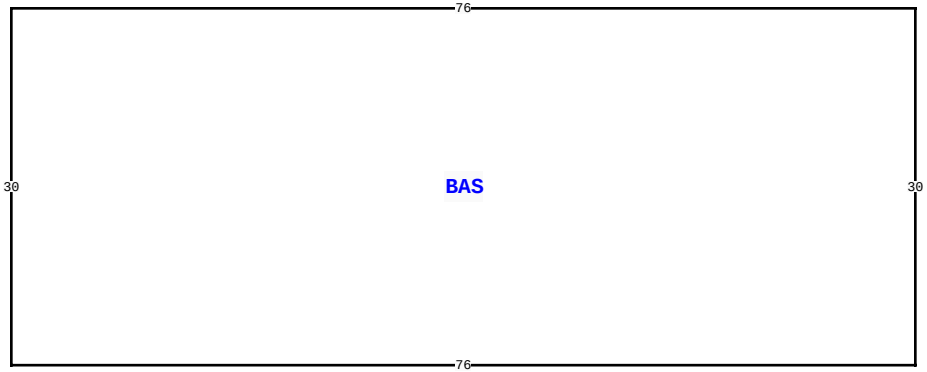
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	2,280	100		2,280	63,570
TOTALS	2,280			2,280	63,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	91.1200	54.67	124,648	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 0% - 2023 Heated Area: 2280 HX Base Yr



359 SW REGENTS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	08/11/2022 SPF

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,570
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	83,824
TOTAL MARKET VALUE	82,664
SOH/AGL Deduction	0
ASSESSED VALUE	82,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,664
TOTAL JUST VALUE	155,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25250	M H	275	11/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/735	6/27/2022	WD	U	I	37	260,000
GRANTOR: JOHNSON CATHY						
GRANTEE: BAR D RANCH LAND &						
1470/734	6/23/2022	QC	U	I	11	100
GRANTOR: BELL MICHELLE D WALKE						
GRANTEE: JOHNSON CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.65	8,000.00	5,200.00	5,200							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	15.12	AC		1.00	1.00	1.00	370.00	370.00	5,594							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.12	AC		1.00	1.00	0.65	8,000.00	5,200.00	78,624							

REVIEW DATE 10/14/2019 BY BC Total Acres: 16.12 Total Land Value: 10,794 Market: 78,624 Agricultural: 5,594 Common: 5,200 PRINTED 11/17/2026 BY SYS