(AKA LOT 4 CUMORAH HILLS S/D UNR
BEG SE COR SEC, RUN W 669.57 FT
60-FT RD, NE ALONG R/W 853.84 FT

DICKS JILENE B
545 SE RODNEY DICKS DRIVE
LAKE CITY, FL 32025

2026

24-6S-16-03934-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24616.010	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

479 SW CLIFFORD DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	27,940
TOTAL LAND VALUE - MARKET	41,920
TOTAL MARKET VALUE	69,860
SOH/AGL Deduction	13,600
ASSESSED VALUE	56,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,260
TOTAL JUST VALUE	69,860
NCON VALUE	9,040
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,820

SALE:2:1: IN LIEU OF FORECLOSURE

SALE:1:1: 11.68 AC W/ WELL & SEPTIC & 1968 LIB MH

LAND:1:1: 4.0 AC LOT PLUS 7.68 AC CYP POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15005	M H	125	01/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/569	5/27/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DICKS JILENE B						
1211/2279	3/21/2011	QC	U	I	11	39,500
GRANTOR: MCCARROLL						
GRANTEE: JILENE DICKS						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	4,900	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0040	BARN,POLE	0	0	38	36	1.00	UT	6,840.00	6,840.00	100	2026	2025		100	6,840	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
10	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 27,940

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							
2	9600	C	WASTELAND	0		00	0.00	0.00	7.68	AC		1.00	1.00	1.00	250.00	250.00	1,920							

REVIEW DATE 05/12/2026 BY AJ — Total Acres: 11.68 — Total Land Value: 41,920 — Market: 0 — Agricultural: 0 — Common: 41,920 — PRINTED 06/22/2026 BY SYS