COMM NE COR OF LOT 13 ARROW
HEAD ACRES S/D, RUN S 284.54
FT TO PT OF CUL-DE-SAC, W'LY

DICKS RODNEY S LIVING TRUST/DICKS NORMA R LIVING T
545 SE RODNEY DICKS DR
LAKE CITY, FL 32025

2027

25-6S-16-03935-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.010	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

394 SW BUFFALO CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	44,250
TOTAL MARKET VALUE	51,850
SOH/AGL Deduction	3,639
ASSESSED VALUE	48,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,211
TOTAL JUST VALUE	51,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,850

BLDG:1:1: MAGNOLIA MH

XFOB:1:1: MAGNOLIA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27930	M H	445	07/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1542	12/18/2017	WD	U	V	11	0
GRANTOR: NORMA R DICKS						
GRANTEE: NORMA R DICKS LIVIN						
1350/1533	12/18/2017	WD	U	V	11	0
GRANTOR: RODNEY S DICKS						
GRANTEE: RODNEY S DICKS LIVI						

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	3.54	AC		1.00	1.00	1.00	12,500.00	12,500.00	44,250							

REVIEW DATE 06/02/2026 BY AJ — Total Acres: 3.54 — Total Land Value: 44,250 — Market: 0 — Agricultural: 0 — Common: 44,250 — PRINTED 11/17/2026 BY SYS