ALL OF SW1/4 OF SW1/4 AS LIES
W OF I-75 & THAT PART OF S
330 FT OF W 815 FT AS LIES E

DICKS CLINTON T 2012 IRREVOCABLE TRUST/DICKS KYLE
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

27-5S-17-09419-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	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	04/07/2025 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	0
TOTAL LAND VALUE - MARKET	40,180
TOTAL MARKET VALUE	1,277
SOH/AGL Deduction	0
ASSESSED VALUE	1,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,277
TOTAL JUST VALUE	40,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,180

LAND:1:1: RECALC AC ON 12-17-02 TO MATCH GIS AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0479	12/31/2012	WD	U	V	11	0
GRANTOR: CLINTON F JR & NORMA						
GRANTEE: N TERRY DICKS TRUST						
0598/0578	8/01/1986	WD	Q	V	01	70,000
GRANTOR:						
GRANTEE:						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.87	AC		1.00	1.00	1.00	445.00	445.00	1,277							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.87	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,180							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.87 Total Land Value: 1,277 Market: 40,180 Agricultural: 1,277 Common: 0 PRINTED 06/08/2026 BY SYS