W1/2 OF NE1/4 & NE1/4 OF NW1/4 E
ORB 784-1750 & EX 12.46 AC IN OR
& EX 20.19 AC DESC IN ORB 1020-2

RESIDUARY FAMILY TRUST CREATED UNDER ARTICLE V
149 SW LUCILE CT
LAKE CITY, FL 32024

2026

31-4S-18-10518-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	2,388
SOH/AGL Deduction	0
ASSESSED VALUE	2,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,388
TOTAL JUST VALUE	29,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,750

SALE:2:1: 120 ACRES - ALSO 40 ACRES IN SEC 30

SALE:1:1: SALE INCL RE# 10513 (274.15 AC TOTAL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/633	1/26/2026	PR	U	V	19	100
GRANTOR: DICKS J L						
GRANTEE: RESIDUARY FAMILY TR						
0859/0133	5/20/1998	WD	Q	V	02	300,000
GRANTOR: CLINTON F JR & TERRY						
GRANTEE: J L DICKS						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.50	7,000.00	3,500.00	29,750							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 8.50 Total Land Value: 2,388 Market: 29,750 Agricultural: 2,388 Common: 0 PRINTED 03/24/2026 BY SYS