

N1/2 & SE1/4 & E1/2 OF SW1/4 EX  
 PART OF 60.06 AC DESC IN ORB 954  
 AC FOR ADD RD R/W TAKEN PRCL #53

BAR D RANCH PARTNERSHIP  
 4458 SOUTH U S HIGHWAY 441  
 LAKE CITY, FL 32025

2026

36-5S-16-03756-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 2,247,750 <b>TOTAL MARKET VALUE</b> 142,075 <b>SOH/AGL Deduction</b> 1,072 <b>ASSESSED VALUE</b> 141,003 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 141,003 <b>TOTAL JUST VALUE</b> 2,251,750 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,003,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1247/440</td> <td>12/31/2012</td> <td>WD U</td> <td>V</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: DICKS CLINTON F JR GRANTEE: BAR D RANCH PARTNER 0860/1044      6/12/1998      WD Q      V      02      2,425,000 GRANTOR: COLUMBIA TIMBERLANDS GRANTEE: CLINTON F JR & N TE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1247/440	12/31/2012	WD U	V	V	30	100
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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
L N	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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																													
<b>LAND DESCRIPTION</b>																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	492.50	AC		1.00	1.00	1.00	280.00	280.00	137,900																										
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	25.00	25.00	175																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	499.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	2,247,750																										
<b>REVIEW DATE</b> 04/07/2026 <b>BY</b> ks <b>Total Acres:</b> 499.50 <b>Total Land Value:</b> 138,075 <b>Market:</b> 2,247,750 <b>Agricultural:</b> 138,075 <b>Common:</b> 0 <b>PRINTED</b> 05/11/2026 <b>BY</b> SYS																																											