N1/2 & SE1/2 & 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

2027

36-5S-16-03756-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36516.00	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	05/07/2026 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	4,000
TOTAL LAND VALUE - MARKET	2,247,750
TOTAL MARKET VALUE	142,075
SOH/AGL Deduction	779
ASSESSED VALUE	141,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,296
TOTAL JUST VALUE	2,251,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,251,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/440	12/31/2012	WD	U	V	30	100
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						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	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							

REVIEW DATE 04/07/2026 BY KS Total Acres: 499.50 Total Land Value: 138,075 Market: 2,247,750 Agricultural: 138,075 Common: 0 PRINTED 11/17/2026 BY SYS