

COMM NE COR OF SE1/4 OF SW1/4,
RUN E 136.88 FT TO W R/W
US-41, S 15 FT FOR POB, RUN W

CIRCLE R RANCH LIMITED PART
C/O ARKY ROGERS INC, 8355 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

03-5S-17-09072-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	06	VINYL ASB 100			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		3517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	57,864
UST	238	45		107	6,694
UST	280	45		126	7,882
TOTALS	1,443			1,158	72,440

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	85.9248	96.24	111,446	1959	1959	0	0	0	35.00	65.00
2 SINGLE FAM 0% - 0 Heated Area: 925 HX Base Yr												
25 14 17 17 14 20 20 25 14 BAS UST UST												

BLD DATE		LGL DATE	05/16/2024	MLU
XF DATE		LAND DATE		

CIRCLE R RANCH LIMITED PART
C/O ARKY ROGERS INC, 8355 S US HIGHWAY 441
LAKE CITY, FL 32025

03-5S-17-09072-001

[illegible]