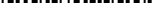


ROGERS ARKY LAND TRUST
8355 SOUTH US HWY 441
LAKE CITY, FL 32025

2026



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3								
ELEMENT		CD	CONSTRUCTION					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					20,158												
																							TOTAL LAND VALUE - MARKET					517,500												
																							TOTAL MARKET VALUE					59,188												
																							SOH/AGL Deduction					0												
																							ASSESSED VALUE					59,188												
																							TOTAL EXEMPTION VALUE					0												
																							BASE TAXABLE VALUE					59,188												
																							TOTAL JUST VALUE					537,658												
																							NCON VALUE					0												
																							INCOME VALUE					0												
																							PREVIOUS YEAR MKT VALUE					537,658												
																							SALE:2:1: SALE INC RE#'S 9634, 9646, 9466 & 9673																	
																							SALE:1:1: SALE INC 9634, 9646, 9666 & 9673																	
DOR CODE		6200	PASTURE CLS33																																					
MAP NUM			MKT AREA																				02																	
NEIGHBORHOOD/LOC		106	17.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES						295 SE BAILEY ST, LAKE CITY															BLD DATE					LGL DATE					04/10/2025					MLU				
																					XF DATE					LAND DATE														
																					INC DATE					AG DATE														
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	0040	BARN,POLE	0	0	30	60	1,800.00	UT	2.50	2.50	100	2004	2004	3	100	4,500																								
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800																								
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200																								
4	0040	BARN,POLE	0	0	60	76	4,560.00	UT	1.50	1.50	50	2013	2013	3	50	3,420																								
5	0040	BARN,POLE	0	0	42	70	2,940.00	UT	1.50	1.50	50	2013	2013	3	50	2,205																								
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																								
7	0040	BARN,POLE	0	0	34	66	2,244.00	UT	1.50	1.50	50	2013	2013	3	50	1,683																								
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																								
10	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50																								
LAND DESCRIPTION										TOTAL OB/XF										19,958																				
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0100	C	SFR		0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																						
2	6200	A	PASTURE 3		0		A-1	0.00	0.00	85.00	AC		1.00	1.00	1.00	280.00	280.00	23,800																						
3	5200	A	CROPLAND 2		0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	370.00	370.00	10,730																						
4	9910	M	MKT.VAL.AG		0		A-1	0.00	0.00	114.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	513,000																						
REVIEW DATE		08/01/2018		BY	DF	Total Acres: 115.00		Total Land Value: 39,030		Market: 513,000		Agricultural: 34,530		Common: 4,500		PRINTED 11/19/2025 BY SYS																								

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