SW1/4 OF NW1/4 & THE S1/2 OF SE1
352 FT & N1/4 OF NE1/4 OF SW1/4

FRIER FINANCE, INC
12788 US HIGHWAY 90 WEST
LIVE OAK, FL 32060

2026

14-3S-16-02117-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.00	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	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	211,155
TOTAL MARKET VALUE	23,953
SOH/AGL Deduction	2,713
ASSESSED VALUE	21,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,240
TOTAL JUST VALUE	218,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,155

PRCL:0:4: LAWANDA G THOMAS ARE CO-TRUSTEES.
SALE:1:1: 53 AC. @ $1270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/1145	1/31/2025	WD	U	I	12	482,700
GRANTOR: LANE RONALD G TRUST						
GRANTEE: FRIER FINANCE, INC						
1532/1138	1/29/2025	QC	U	V	11	100
GRANTOR: LANE RONALD G						
GRANTEE: THOMAS HERBERT AND						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5600	A	TIMBER 3	0		RR	0.00	0.00	60.33	AC		1.00	1.00	1.00	281.00	281.00	16,953							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.33	AC		1.00	1.00	1.00	3,500.00	3,500.00	211,155							

REVIEW DATE 07/09/2025 BY TP Total Acres: 60.33 Total Land Value: 16,953 Market: 211,155 Agricultural: 16,953 Common: 0 PRINTED 11/17/2025 BY SYS