SW1/4 AS LIES W OF US-41.

1021-2390,

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

2026

34-4S-17-08986-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	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	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		931,140
TOTAL MARKET VALUE		36,090
SOH/AGL Deduction		0
ASSESSED VALUE		36,090
TOTAL EXEMPTION VALUE	CP	8,396
BASE TAXABLE VALUE		27,694
TOTAL JUST VALUE		931,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		931,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	59.08	AC		1.00	1.00	1.00	280.00	280.00	16,542							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	25.00	25.00	250							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	68.92	AC		1.00	1.00	1.00	280.00	280.00	19,298							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	138.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	621,000							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	68.92	AC		1.00	1.00	1.00	4,500.00	4,500.00	310,140							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 138.00 Total Land Value: 36,090 Market: 931,140 Agricultural: 36,090 Common: 0 PRINTED 11/07/2025 BY SYS