LOTS 3,5,6 AND 13 THRU 19 BLK WE
EAST-WEST S/D.

FRY PROPERTIES LLC
4458 SOUTH US HIGHWAY 441
LAKE CITY, FL 32025

2026

35-5S-16-03755-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.010 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

4180 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	100,150
TOTAL MARKET VALUE	18,217
SOH/AGL Deduction	2,713
ASSESSED VALUE	15,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,504
TOTAL JUST VALUE	107,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15662	M H	125	06/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1342/1528	8/15/2017	WD	Q	V	01	43,000
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: FRY PROPERTIES LLC						
1339/0167	6/16/2017	WD	Q	V	03	10,000
GRANTOR: ELICIA L ERVIN						
GRANTEE: FRY PROPERTIES LLC						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	40.06	AC		1.00	1.00	1.00	280.00	280.00	11,217							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	40.06	AC		1.00	1.00	1.00	2,500.00	2,500.00	100,150							

REVIEW DATE 02/26/2020 BY BC Total Acres: 40.06 Total Land Value: 11,217 Market: 100,150 Agricultural: 11,217 Common: 0 PRINTED 09/30/2025 BY SYS