SW1/4 & NW1/4 LYING S OF RD & W1
COMM NW COR OF NW1/4 OF SE1/4, R
POB, RUN E 23.29 FT, S 1330.41 F

FRIER FARMS INC
12788 US HIGHWAY 90 W
LIVE OAK, FL 32060

2026

03-4S-16-02732-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	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	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,030
TOTAL MARKET VALUE	7,577
SOH/AGL Deduction	0
ASSESSED VALUE	7,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,577
TOTAL JUST VALUE	128,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,030

PRMT:8:1: LOT 33
PRMT:7:1: LOT 18
PRMT:6:1: LOT 16
PRMT:5:1: LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14568	M H	125	09/29/1998
14561	M H	125	09/28/1998
14563	M H	125	09/28/1998
14564	M H	125	09/28/1998
14560	M H	125	09/28/1998
14562	M H	125	09/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/44	8/11/2021	WD	Q	V	05	145,000
GRANTOR: FRIER FARMS, INC						
GRANTEE: FRIER FARMS INC						
1386/0823	6/10/2019	WD	U	I	11	0
GRANTOR: CLYDE B MUSGROVE						
GRANTEE: THE CLYDE B MUSGROV						

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	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	16.24	AC		1.00	1.00	1.00	445.00	445.00	7,227							
2	9601	C	RETENTION AR	0		RSF-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	18.24	AC		1.00	1.00	1.00	7,000.00	7,000.00	127,680							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 18.24 Total Land Value: 7,577 Market: 127,680 Agricultural: 7,227 Common: 350 PRINTED 06/30/2026 BY SYS