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

**2027**

**03-4S-16-02732-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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

PAGE 1 of 1 2

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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 11/16/2026 BY SYS