LOTS 8 THRU 10 DEER CREEK S/D.
626-272, TR 1381-504, WD 1381-50

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

2027

03-4S-16-02732-508

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

122 SW ELK WAY, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
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	35,700
TOTAL MARKET VALUE	35,700
SOH/AGL Deduction	0
ASSESSED VALUE	35,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,700
TOTAL JUST VALUE	35,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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: MUSGROVE CLYDE B LIVI						
GRANTEE: FRIER FARMS INC						
1381/0512	3/15/2019	WD	U	V	11	0
GRANTOR: WAYNE D FRIER						
GRANTEE: WAYNE D FRIER LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	3.00	LT		1.00	1.00	0.43	28,000.00	11,900.00	35,700							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 0.90 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 11/17/2026 BY SYS