

COMM NE COR OF SE1/4 OF SW1/4,
 RUN E 136.88 FT TO W R/W
 US-41, S 15 FT FOR POB, RUN W

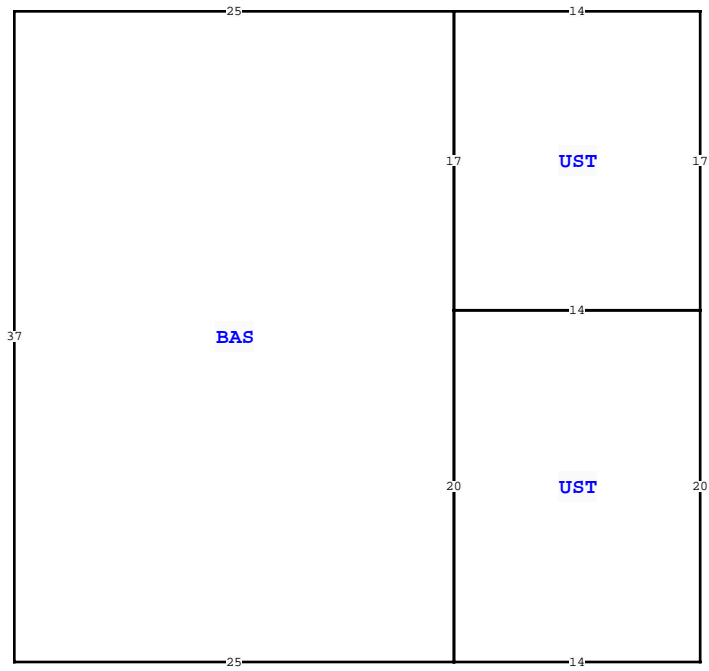
CIRCLE R RANCH LIMITED PART
 C/O ARKY ROGERS INC, 8355 S US HIGHWAY 441
 LAKE CITY, FL 32025

2026

03-5S-17-09072-001


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	06 VINYL ASB 100				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	3517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	57,864
UST	238	45		107	6,694
UST	280	45		126	7,882
TOTALS	1,443			1,158	72,440

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,158	85.9248	96.24	111,446	1959	1959	0	0	35.00	65.00		
2 SINGLE FAM 0% - 0 Heated Area: 925 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,969	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		102,505	
SOH/AGL Deduction		0	
ASSESSED VALUE		102,505	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		102,505	
TOTAL JUST VALUE		138,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9793	PUMP/UTPOL	75	06/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1009/1031	3/09/2004	WD Q	Q	I		75,000
GRANTOR: DAVID W & ELLEN FEAGL						
GRANTEE: CIRCLE R RANCH LIM						
0930/2073	7/05/2001	WD Q	Q	I	01	100
GRANTOR: JOHN W WAGNER (CORREC						
GRANTEE: DAVID W & ELLEN FEA						

EXTRA FEATURES																
L N	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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

BLD DATE: LGL DATE: 05/06/2026 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W25 S37 E25 UST= E14 N20W14 S20\$ N20 UST= E14 N17 W14S17\$ N17\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.70	AC		1.00	1.00	1.00	280.00	280.00	1,036							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	3.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,000							

