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

2027

03-5S-17-09072-001

BUILDING CHARACTERISTICS

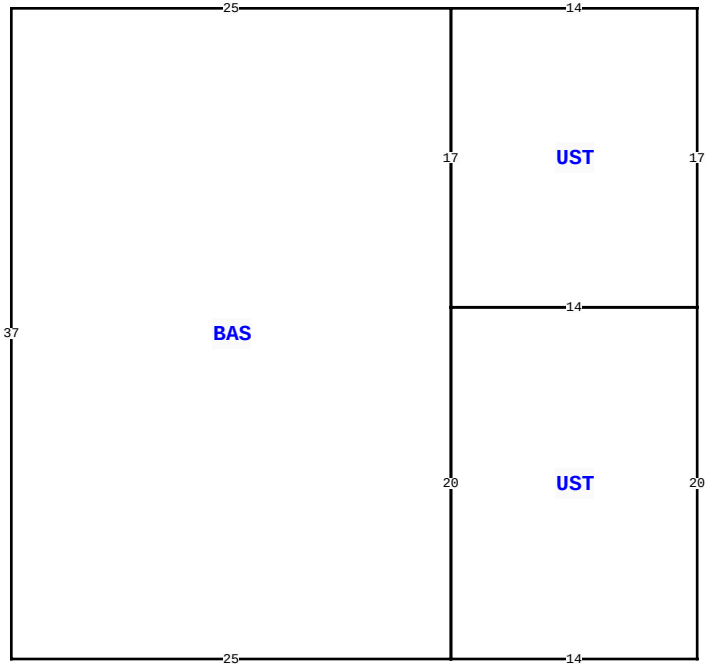
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	56,830
UST	238	45		107	6,574
UST	280	45		126	7,742
TOTALS	1,443			1,158	71,145

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	94.52	109,454	1959	1959	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 925 HX Base Yr



150 SW JIM WITT RD, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,674
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	101,210
SOH/AGL Deduction	0
ASSESSED VALUE	101,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,210
TOTAL JUST VALUE	137,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,469

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	I		75,000
GRANTOR: DAVID W & ELLEN FEAGL						
GRANTEE: CIRCLE R RANCH LIMI						
0930/2073	7/05/2001	WD	Q	I	01	100
GRANTOR: JOHN W WAGNER (CORREC						
GRANTEE: DAVID W & ELLEN FEA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 500

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	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							

REVIEW DATE 07/20/2017 BY BC Total Acres: 4.70 Total Land Value: 14,036 Market: 37,000 Agricultural: 1,036 Common: 13,000 PRINTED 11/17/2026 BY SYS

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

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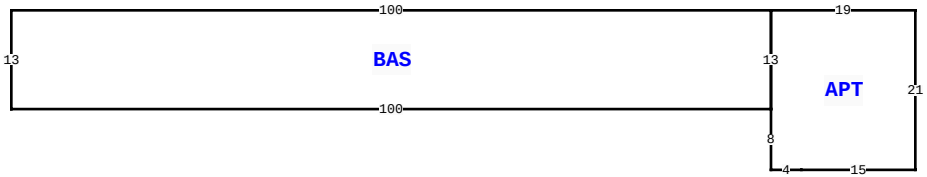
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
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
APT	399	100		399	3,647
BAS	1,300	100		1,300	11,882
TOTALS	1,699			1,699	15,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	1,699	49.3920	18.28	31,058	1965	1965	0	0	0	50.00	50.00

3 C B MISC 0% - 0 Heated Area: 1699 HX Base Yr



150 SW JIM WITT RD, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: CIRCLE R RANCH LIMI						
0930/2073	7/05/2001	WD	Q	I	01	100
GRANTOR: JOHN W WAGNER (CORREC						
GRANTEE: DAVID W & ELLEN FEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S13 E100 APT= S8 E4 E15 N21 W19 S13$ N13$.

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

REVIEW DATE 07/20/2017 BY BC Total Acres: 4.70 Total Land Value: 14,036 Market: 37,000 Agricultural: 1,036 Common: 13,000 PRINTED 11/17/2026 BY SYS