

COMM 54 FT W OF NE COR OF
SE1/4 OF NW1/4, RUN S 120 FT
FOR POB, S 195 FT, W 353 FT,

ROGERS ARKY LAND TRUST
8355 S US HWY 441
LAKE CITY, FL 32025

2026

03-5S-17-09095-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 189,630 TOTAL MARKET VALUE 7,585 SOH/AGL Deduction 0 ASSESSED VALUE 7,585 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,585 TOTAL JUST VALUE 189,630 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 108,360																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1121/1123</td> <td>6/08/2007</td> <td>WD</td> <td>U</td> <td>I</td> <td>08</td> <td>160,000</td> </tr> </tbody> </table> GRANTOR: STEVEN BLAND GRANTEE: EVERETT & DEBORAH R 0968/0216 11/20/2002 WD Q I 120,000 GRANTOR: WILLIAM DRYDEN ETAL GRANTEE: STEVEN BLAND										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1121/1123	6/08/2007	WD	U	I	08	160,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1121/1123	6/08/2007	WD	U	I	08	160,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.09	AC		1.00	1.00	1.00	280.00	280.00	7,585																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.09	AC		1.00	1.00	1.00	7,000.00	7,000.00	189,630																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 27.09 Total Land Value: 7,585 Market: 189,630 Agricultural: 7,585 Common: 0 PRINTED 05/08/2026 BY SYS																																											