BEG NW COR OF SEC, RUN E
2485.47 FT TO W R/W US-441, S
ALONG R/W 1339.39 FT, W

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

2027

03-5S-17-09100-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		362,560
TOTAL MARKET VALUE		18,458
SOH/AGL Deduction		0
ASSESSED VALUE		18,458
TOTAL EXEMPTION VALUE	CP	9,229
BASE TAXABLE VALUE		9,229
TOTAL JUST VALUE		362,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/0298	7/23/1990	WD	U	V	35	40,900

GRANTOR: DORRIE SMITH

GRANTEE: EVERETT ROGERS

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

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	65.92	AC		1.00	1.00	1.00	280.00	280.00	18,458							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	65.92	AC		1.00	1.00	1.00	5,500.00	5,500.00	362,560							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 65.92 Total Land Value: 18,458 Market: 362,560 Agricultural: 18,458 Common: 0 PRINTED 11/17/2026 BY SYS