NW1/4 OF NE1/4 W OF US-441 &
NE1/4 OF NW1/4 & N1/2 OF NE1/4
LYING E OF US-441 & S OF GABE

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

2027

10-5S-17-09177-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10517.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
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	3,600
TOTAL LAND VALUE - MARKET	575,000
TOTAL MARKET VALUE	33,505
SOH/AGL Deduction	0
ASSESSED VALUE	33,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,505
TOTAL JUST VALUE	578,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0294	SHED WOOD/	0	0	16	30	480.00	UT	1.25	1.25	100	0	0	3	100	600	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	106.00	AC		1.00	1.00	1.00	280.00	280.00	29,680							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	25.00	25.00	225							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	115.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	575,000							

REVIEW DATE 07/31/2017 BY DF Total Acres: 115.00 Total Land Value: 29,905 Market: 575,000 Agricultural: 29,905 Common: 0 PRINTED 11/17/2026 BY SYS