SE1/4 LYING E OF US-441.

619-64, 816-705,713, 1021-2390

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

2027

10-6S-17-09634-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10617.00	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

295 SE BAILEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,158
TOTAL LAND VALUE - MARKET	575,000
TOTAL MARKET VALUE	59,688
SOH/AGL Deduction	0
ASSESSED VALUE	59,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,688
TOTAL JUST VALUE	595,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,158

SALE:2:1: SALE INC RE#'S 9634, 9646, 9466 & 9673

SALE:1:1: SALE INC 9634, 9646, 9666 & 9673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054815	Electrical Servic		01/30/2026
36060	PUMP/UTPOL	50	12/05/2017
19714	STORAGE	125	07/08/2002
12298	PUMP/UTPOL	30	03/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/0713	1/18/1996	WD	U	V	08	558,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: EVERETT W ROGERS						
0816/0705	1/17/1996	WD	U	V	35	558,000
GRANTOR: THOMAS HATCHER TRUSTE						
GRANTEE: ROBERTS LAND & TIMB						

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	0040	BARN,POLE	0	0	30	60	1,800.00	UT	2.50	2.50	100	2004	2004	3	100	4,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0040	BARN,POLE	0	0	60	76	4,560.00	UT	1.50	1.50	50	2013	2013	3	50	3,420	
5	0040	BARN,POLE	0	0	42	70	2,940.00	UT	1.50	1.50	50	2013	2013	3	50	2,205	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0040	BARN,POLE	0	0	34	66	2,244.00	UT	1.50	1.50	50	2013	2013	3	50	1,683	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 19,958

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	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	85.00	AC		1.00	1.00	1.00	280.00	280.00	23,800							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	370.00	370.00	10,730							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	114.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	570,000							

REVIEW DATE 08/01/2018 BY DF Total Acres: 115.00 Total Land Value: 39,530 Market: 570,000 Agricultural: 34,530 Common: 5,000 PRINTED 11/17/2026 BY SYS

SE1/4 LYING E OF US-441.

619-64, 816-705,713, 1021-2390

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

2027

10-6S-17-09634-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10617.00	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

295 SE BAILEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,158
TOTAL LAND VALUE - MARKET	575,000
TOTAL MARKET VALUE	59,688
SOH/AGL Deduction	0
ASSESSED VALUE	59,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,688
TOTAL JUST VALUE	595,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/0713	1/18/1996	WD	U	V	08	558,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: EVERETT W ROGERS						
0816/0705	1/17/1996	WD	U	V	35	558,000
GRANTOR: THOMAS HATCHER TRUSTE						
GRANTEE: ROBERTS LAND & TIMB						

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
11	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
12	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
13	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
14	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 200

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 08/01/2018 BY DF Total Acres: 115.00 Total Land Value: 39,530 Market: 570,000 Agricultural: 34,530 Common: 5,000 PRINTED 11/17/2026 BY SYS