THAT PART OF NE1/4 LYING SW'LY O
EX 3 AC DESC IN ORB 1050-2045 &
OF SEC, RUN E 810.01 FT FOR POB,

FRIER FARMS INC
12788 US 90 W
LIVE OAK, FL 32060

**2027**

**13-3S-16-02097-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 13316.00 | 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 | |
| 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 | 1,349,760 |
| TOTAL MARKET VALUE | 75,080 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 75,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 75,080 |
| TOTAL JUST VALUE | 1,349,760 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,349,760 |

LAND:1:1: ZONING IS PART IND & A-1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/1381 | 8/14/2020 | WD | Q | V | 01 | 500,000 |
| GRANTOR: CLYDE O & EVA E TIMMO | | | | | | |
| GRANTEE: FRIER FARMS INC | | | | | | |
| 1395/0896 | 11/24/2019 | WD | U | V | 34 | 675,000 |
| GRANTOR: DICKS FAMILY DEVELOPE | | | | | | |
| GRANTEE: CLYDE O & EVA E TIM | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 5500 | A | TIMBER 2 | 0 | | | | | 168.72 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 75,080 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 168.72 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 1,349,760 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/10/2023 BY JB Total Acres: 168.72 Total Land Value: 75,080 Market: 1,349,760 Agricultural: 75,080 Common: 0 PRINTED 11/16/2026 BY SYS