(AKA LOTS 12 & 15, LEON
MCCALL'S SURVEY UNR DESC AS):
COMM NW COR OF SW1/4 OF SW1/4,

FRIER FARMS INC
12788 U S 90 W
LIVE OAK, FL 32060

2026

22-3S-16-02265-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	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

1793 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,195
TOTAL MARKET VALUE	27,195
SOH/AGL Deduction	2,643
ASSESSED VALUE	24,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,552
TOTAL JUST VALUE	27,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,195

BLDG:1:1: THOM MH

SALE:1:1: LAND & MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0797	7/15/2020	WD	Q	I	05	120,000
GRANTOR: CLYDE O & EVA E TIMMO						
GRANTEE: FRIER FARMS INC						
1395/0903	9/24/2019	WD	U	I	34	175,000
GRANTOR: SUBRANDY LIMITED PART						
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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	9630	C	SWAMP	0			0.00	0.00	1.95	AC		1.00	1.00	1.00	100.00	100.00	195							

REVIEW DATE 02/20/2023 BY KS Total Acres: 2.95 Total Land Value: 20,195 Market: 0 Agricultural: 0 Common: 20,195 PRINTED 03/24/2026 BY SYS