

ALL THAT PART OF SW1/4 AS EAST O
 AT SW COR OF SEC, RUN E 75.01 FT
 SR-47, N ALONG E R/W 1393.21 FT

FRY PROPERTIES LLC
 4458 US HIGHWAY 441
 LAKE CITY, FL 32025

2026

27-5S-16-03722-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 764,300 TOTAL MARKET VALUE 46,801 SOH/AGL Deduction 1,321 ASSESSED VALUE 45,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 45,480 TOTAL JUST VALUE 768,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 691,870																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1348/0296</td> <td>11/16/2017</td> <td>WD U</td> <td></td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: WAYNE HAROLD WATSON &</td> </tr> <tr> <td colspan="7">GRANTEE: FRY PROPERTIES LLC</td> </tr> <tr> <td>1340/2716</td> <td>7/18/2017</td> <td>WD U</td> <td></td> <td>I</td> <td>37</td> <td>73,700</td> </tr> <tr> <td colspan="7">GRANTOR: FRY PROPERTIES LLC</td> </tr> <tr> <td colspan="7">GRANTEE: WAYNE HAROLD WATSON</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1348/0296	11/16/2017	WD U		I	11	100	GRANTOR: WAYNE HAROLD WATSON &							GRANTEE: FRY PROPERTIES LLC							1340/2716	7/18/2017	WD U		I	37	73,700	GRANTOR: FRY PROPERTIES LLC							GRANTEE: WAYNE HAROLD WATSON						
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L N	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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																																																														
LAND DESCRIPTION																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	152.86	AC		1.00	1.00	1.00	280.00	280.00	42,801																																																													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	152.86	AC		1.00	1.00	1.00	5,000.00	5,000.00	764,300																																																													
REVIEW DATE 03/13/2026 BY ks																																																																														
Total Acres: 152.86										Total Land Value: 42,801					Market: 764,300					Agricultural: 42,801					Common: 0																																																					
PRINTED 06/23/2026 BY SYS																																																																														