

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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 764,300 <b>TOTAL MARKET VALUE</b> 46,801 <b>SOH/AGL Deduction</b> 1,321 <b>ASSESSED VALUE</b> 45,480 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 45,480 <b>TOTAL JUST VALUE</b> 768,300 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 691,870																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																																																										
																				<b>SALES DATA</b> <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 &amp;</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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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																										
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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																																																													
<b>REVIEW DATE</b> 03/13/2026 <b>BY</b> ks Total Acres: 152.86 Total Land Value: 42,801 Market: 764,300 Agricultural: 42,801 Common: 0 <b>PRINTED 05/08/2026 BY SYS</b>																																																																														