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

2027

27-5S-16-03722-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27516.00	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	05/07/2026 MLU
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	4,000
TOTAL LAND VALUE - MARKET	764,300
TOTAL MARKET VALUE	46,801
SOH/AGL Deduction	1,053
ASSESSED VALUE	45,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,748
TOTAL JUST VALUE	768,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	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 11/16/2026 BY SYS