COMM INTER OF S R/W OF DEVANE ST & E R/W OF LAKE CITY AVE, SW ALONG E R/W 344.25 FT FOR

FRIER LAND HOLDINGS INC
12788 US HIGHWAY 90 W
LIVE OAK, FL 32060

2027

34-3S-16-02483-900

BUILDING CHARACTERISTICS

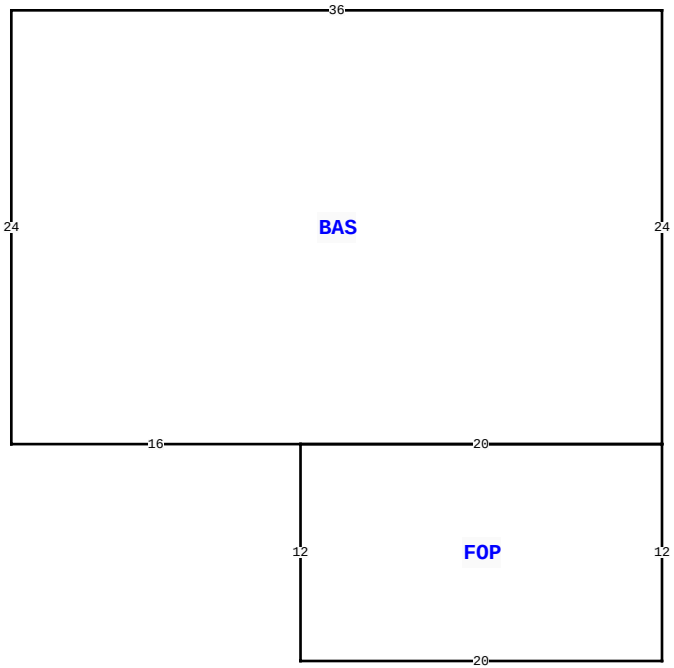
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	53,383
FOP	240	30		72	4,448
TOTALS	1,104			936	57,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	936	105.6951	78.21	73,205	2006	2006	0	0	0	21.00	79.00

2 OFFICE LOW 0% - 0 Heated Area: 864 HX Base Yr



4181 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	55	84	4,620.00	UT	0.90	0.90	100	1996	1996	3	100	4,158	
2	0166	CONC,PAVMT	0	0	0	0	540.00	UT	1.50	1.50	100	1996	1996	3	100	810	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
4	0296	SHED METAL	0	0	18	30	540.00	UT	9.00	9.00	100	2014	2014	3	100	4,860	
5	0030	BARN,MT	0	0	24	34	816.00	UT	11.00	11.00	100	2017	2017	3	100	8,976	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	57,832
TOTAL MARKET OB/XF VALUE	20,304
TOTAL LAND VALUE - MARKET	364,070
TOTAL MARKET VALUE	442,206
SOH/AGL Deduction	0
ASSESSED VALUE	442,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,206
TOTAL JUST VALUE	442,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0163	COMMERCIAL	225	04/29/2014
10986	M H	125	04/04/1996
10987	PUMP/UTPOL	30	04/04/1996
10988	PUMP/UTPOL	0	04/04/1996
6921	M H	60	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/2235	6/28/2013	WD	U	I	43	794,000
GRANTOR: CHARLES A DEVANE FAMI						
GRANTEE: FRIER LAND HOLDINGS						
1258/2207	6/28/2013	TR	U	I	11	100
GRANTOR: LYNNE DEVANE BOYD & C						
GRANTEE: CHARLES A DEVANE FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E16 FOP= S12 E20 N12 W20$ E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,304

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	2700	C	AUTO SALES	0		CG	0.00	0.00	7.43	AC		1.00	1.00	1.00	49,000.00	49,000.00	364,070							

REVIEW DATE 03/18/2026 BY JB Total Acres: 7.43 Total Land Value: 364,070 Market: 0 Agricultural: 0 Common: 364,070 PRINTED 11/16/2026 BY SYS