COMM AT INTERS OF E LINE OF
SEC & N R/W OF US HWY 90, RUN
W 803.26 FT. TO POB, CONT WEST

FRIER LAND HOLDINGS INC
12788 US HWY 90 W
LIVE OAK, FL 32068

2026

34-3S-16-02483-998

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2710	MH SALES LOT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3909 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	1,671,094
TOTAL MARKET VALUE	1,671,894
SOH/AGL Deduction	28,041
ASSESSED VALUE	1,643,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,643,853
TOTAL JUST VALUE	1,671,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,494,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0034	COMMERCIAL	386	01/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1393	1/08/2013	WD	U	V	30	125,000
GRANTOR: IRONWOOD HOMES						
GRANTEE: FRIER LAND HOLDINGS						
1046/0404	5/10/2005	WD	Q	V		1,800,000
GRANTOR: HARVEY RD ASSOC						
GRANTEE: IRONWOOD HOMES						

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	0166	CONC,PAVMT	0	0	20	20	400.00	UT	2.00	2.00	100	2021	2020		100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	2828	C	MH SALES	0		CG	452.00	300.00	135,600.00	SF		1.00	1.00	1.00	11.00	11.00	1,491,600							
2	2828	C	MH SALES	0			0.00	0.00	119,663.00	SF		1.00	1.00	1.00	1.50	1.50	179,494							

REVIEW DATE 03/18/2026 BY ME Total Acres: 5.86 Total Land Value: 1,671,094 Market: 0 Agricultural: 0 Common: 1,671,094 PRINTED 06/19/2026 BY SYS