BEG ON E R/W US-441 AT A PT 317
INTERS S LINE OF NW1/4 & E R/W O
RUN E 1572 FT, S 833 FT, W 1189

THE ARKY ROGERS LAND TRUST
8355 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

34-4S-17-09023-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

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

7199 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	22,575
SOH/AGL Deduction	0
ASSESSED VALUE	22,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,575
TOTAL JUST VALUE	330,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/1370	5/01/2009	WD	U	I	37	96,000
GRANTOR: MARC & SAM OTTINGER						
GRANTEE: EVERETT W ROGERS &						
0856/2382	4/09/1998	WD	Q	V	01	20,000
GRANTOR: DOYLE OTTINGER & LAFA						
GRANTEE: DOYLE OTTINGER						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	445.00	445.00	15,575							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	330,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 60.00 Total Land Value: 22,575 Market: 330,000 Agricultural: 22,575 Common: 0 PRINTED 11/17/2026 BY SYS