LOTS 1 THRU 14 & LOTS 16 THRU 39
S/D.

FRY PROPERTIES LLC
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

34-5S-16-03752-301

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.040 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

576 SW pine DR, FORT WHITE

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	928,000
TOTAL MARKET VALUE	55,968
SOH/AGL Deduction	779
ASSESSED VALUE	55,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,189
TOTAL JUST VALUE	932,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	932,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1193	5/23/2016	TD	U	V	18	12,400
GRANTOR: CLERK OF COURT (HRAF						
GRANTEE: FRY PROPERTIES LLC						
1315/1190	5/23/2016	TD	U	V	18	12,400
GRANTOR: CLERK OF COURT (HRAF						
GRANTEE: FRY PROPERTIES LLC						

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		PRRD	0.00	0.00	185.60	AC		1.00	1.00	1.00	280.00	280.00	51,968							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	185.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	928,000							

REVIEW DATE 04/13/2026 BY KS Total Acres: 185.60 Total Land Value: 51,968 Market: 928,000 Agricultural: 51,968 Common: 0 PRINTED 11/16/2026 BY SYS