E1/2 OF SW1/4 & W1/2 OF SE1/4 & SE1/4 OF SE1/4, N 1353.73 FT FOR 414.97 FT, E 403.41 FT, S 405.44

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

2027

35-5S-16-03753-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.00	1.00/	

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

339 SW TANNER GLN, FORT WHITE

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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,950
TOTAL LAND VALUE - MARKET	819,000
TOTAL MARKET VALUE	69,734
SOH/AGL Deduction	0
ASSESSED VALUE	69,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,734
TOTAL JUST VALUE	842,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	842,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047101	Electrical Servic	0	05/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2112	9/14/2018	WD	U	V	37	20,000
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: FRY PROPERTIES LLC						
1247/0593	12/21/2012	WD	U	I	12	950,000
GRANTOR: FARM CREDIT OF FLORID						
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	0040	BARN,POLE	0	0	28	96	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0040	BARN,POLE	0	0	50	70	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
7	0040	BARN,POLE	0	0	30	145	1.00	UT	4,350.00	4,350.00	100	2026	2025		100	4,350	
8	0040	BARN,POLE	0	0	80	175	1.00	UT	14,000.00	14,000.00	100	2026	2025		100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 23,950

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	142.80	AC		1.00	1.00	1.00	280.00	280.00	39,984							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	162.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	814,000							

REVIEW DATE 04/10/2026 BY KS Total Acres: 163.80 Total Land Value: 45,784 Market: 814,000 Agricultural: 40,784 Common: 5,000 PRINTED 11/17/2026 BY SYS