

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

2026

35-5S-16-03753-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 27,450 TOTAL LAND VALUE - MARKET 819,000 TOTAL MARKET VALUE 73,234 SOH/AGL Deduction 1,534 ASSESSED VALUE 71,700 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,700 TOTAL JUST VALUE 846,450 NCON VALUE 25,350 INCOME VALUE PREVIOUS YEAR MKT VALUE 739,200																							
DOR CODE		5000 IMPROVED AG																		PERMIT NUM 000047101 DESCRIPTION Electrical Servic AMT 0 ISSUED 05/01/2023																							
MAP NUM		35516.00																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1368/2112</td> <td>9/14/2018</td> <td>WD U</td> <td>U</td> <td>V</td> <td>37</td> <td>20,000</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1368/2112	9/14/2018	WD U	U	V	37	20,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1368/2112	9/14/2018	WD U	U	V	37	20,000																																					
NEIGHBORHOOD/LOC		35516.00 1.00/																		BUILDING NOTES BUILDING DIMENSIONS																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS EXTRA FEATURES 339 SW TANNER GLN, FORT WHITE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
L N	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	50	70	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500																												
8	0040	BARN, POLE	0 0	30	145	1.00	UT	4,350.00	4,350.00	100	2026	2025		100	4,350																												
9	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 27,450																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2026 BY SYS																																											