NE1/4 OF NW1/4 & SE1/4 OF NW1/4
& SW1/4 OF NE1/4.

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

2026

35-5S-16-03753-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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					

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	51,400
SOH/AGL Deduction	0
ASSESSED VALUE	51,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,400
TOTAL JUST VALUE	800,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	720,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0593	12/21/2012	WD	U	I	12	950,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: FRY PROPERTIES LLC						
1236/2611	6/15/2012	WD	U	I	12	974,700
GRANTOR: FORTY SEVEN PARTNERS						
GRANTEE: FARM CREDIT OF FLOR						

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

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	120.00	AC		1.00	1.00	1.00	280.00	280.00	33,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	160.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	800,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 160.00 Total Land Value: 51,400 Market: 800,000 Agricultural: 51,400 Common: 0 PRINTED 05/12/2026 BY SYS