ALL OF THE FOLLOWING LYING IN CO
COMM SE COR OF SEC 17-2N-17E, N
S LINE OF LAND LOT 596 (AKA WATS

K & IA FL, LLC
P O BOX 1459
OKEECHOBEE, FL 34973

2026

00-2N-17-04355-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900217.00 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,928
TOTAL MARKET VALUE	2,777
SOH/AGL Deduction	0
ASSESSED VALUE	2,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,777
TOTAL JUST VALUE	5,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/876	4/13/2022	WD	U	V	37	51,600
GRANTOR: MCCABE ROBBIE ANN						
GRANTEE: K & IA FL, LLC						
1079/0331	3/08/2006	WD	Q	V	01	100
GRANTOR: CARRIE SARAI MOSES (F						
GRANTEE: ROBBIE ANN MCCABE						

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	5500	A	TIMBER 2	0			0.00	0.00	6.24	AC		1.00	1.00	1.00	445.00	445.00	2,777							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	6.24	AC		1.00	1.00	1.00	950.00	950.00	5,928							

REVIEW DATE 05/01/2012 BY CM Total Acres: 6.24 Total Land Value: 2,777 Market: 5,928 Agricultural: 2,777 Common: 0 PRINTED 11/07/2025 BY SYS