COMM SW COR OF SW1/4, RUN E 332.
1329.02 FT, E 332.33 FT, S 1329.
332.56 FT TO POB.

4K CATTLE COMPANY, LLC
295 SE BAILEY ST
LAKE CITY, FL 32024

2026

11-6S-17-09649-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

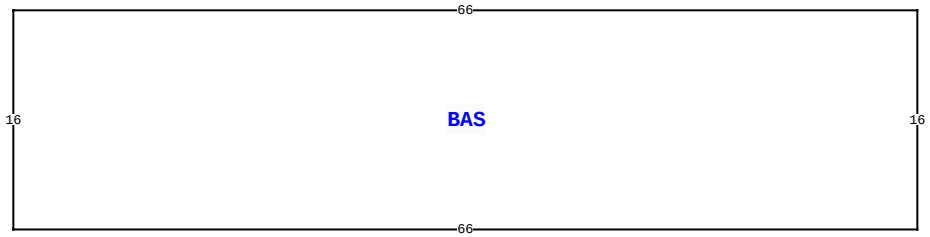
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	28,613
TOTALS	1,056			1,056	28,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	112.9000	67.74	71,533	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1056 HX Base Yr



628 SE BAILEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,613
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	81,200
TOTAL MARKET VALUE	45,175
SOH/AGL Deduction	0
ASSESSED VALUE	45,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,175
TOTAL JUST VALUE	115,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1259	11/06/2023	WD	Q	I	01	85,000
GRANTOR: HINDMAN CANDACE						
GRANTEE: 4K CATTLE COMPANY L						
1478/1895	11/01/2022	QC	U	I	11	100
GRANTOR: SHAW PHILLIP A (RMDR						
GRANTEE: HINDMAN CANDACE REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E66 N16$.

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	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	280.00	280.00	2,562							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,200							

REVIEW DATE 10/11/2017 BY BC Total Acres: 10.15 Total Land Value: 10,562 Market: 73,200 Agricultural: 2,562 Common: 8,000 PRINTED 11/19/2025 BY SYS