

COMM SE COR, N 100 FT FOR POB, S
 FT, N 86 DG W 333.86 FT, S 87 DG
 A PT ON E'RLY R/W LINE SR-47, N

C & K HOLDINGS LLC
 4458 S US HIGHWAY 441
 LAKE CITY, FL 32025

2025

15-5S-16-03622-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE										
																	PERMIT NUM DESCRIPTION AMT ISSUED										
																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1247/0636 12/31/2012 WD Q V 05 240,000 GRANTOR: KIM & KRIS HEITZMAN GRANTEE: C & K HOLDINGS LLC 1040/0233 3/08/2005 WD Q V 06 100 GRANTOR: KIM N & KRIS K HEITZM GRANTEE: KIM N & KRIS K HEIT										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	TOTAL OB/XF 0										
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											
																	LAND DESCRIPTION										
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	92.61	AC		1.00	1.00	1.00	445.00	445.00	41,211										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	92.61	AC		1.00	1.00	1.00	2,600.00	2,600.00	240,786										
																	REVIEW DATE 03/04/2022 BY MLU Total Acres: 92.61 Total Land Value: 41,211 Market: 240,786 Agricultural: 41,211 Common: 0 PRINTED 08/11/2025 BY SYS										