THE S 745 FT OF S1/2 OF SE1/4 E
EX 2 AC IN SW COR & EX APPROX .1
IN ORB 1019-1828.

FOUR SEVEN HOLDINGS LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

**2026**

**17-4S-17-08417-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 17417.00 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 | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 202,800 |
| TOTAL MARKET VALUE | 5,062 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 5,062 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,062 |
| TOTAL JUST VALUE | 202,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,800 |

SALE:1:2: TRAMMELL & ANNIE ARE NOW DECEASED

SALE:1:1: TRAMMELL & ANNIE 1/2 INTEREST-WAYNE 1/2

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1535/597 | 3/10/2025 | WD | Q | I | 05 | 1,600,000 |
| GRANTOR: DICKS BETTY H | | | | | | |
| GRANTEE: FOUR SEVEN HOLDINGS | | | | | | |
| 1447/1622 | 9/14/2021 | LE | U | I | 14 | 100 |
| GRANTOR: DICKS BETTY HENDERSON | | | | | | |
| GRANTEE: DICKS DAWN M (RMDR) | | | | | | |

### 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 | | 00 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 890 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 14.90 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,172 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 16.90 | AC | | 1.00 | 1.00 | 0.80 | 15,000.00 | 12,000.00 | 202,800 | | | | | | | |

REVIEW DATE 07/29/2025 BY TP Total Acres: 16.90 Total Land Value: 5,062 Market: 202,800 Agricultural: 5,062 Common: 0 PRINTED 11/19/2025 BY SYS