

COMM SE COR OF SEC, RUN N AT A P  
 1322.21 FT S OF NW COR OF S1/2 O  
 7-5S-17E, RUN E 1252.61 FT, S 3

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

2025

18-5S-17-09280-001



| 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 STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 1,143,810<br>TOTAL MARKET VALUE 74,550<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 74,550<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 74,550<br>TOTAL JUST VALUE 1,143,810<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 762,540 |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| DOR CODE 6200 PASTURE CLS33     |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       | PERMIT NUM DESCRIPTION AMT ISSUED<br>000049401 Electrical Servic 250 03/12/2024<br>38282 PUMP/UTPOL 50 06/26/2019   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 02             |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1336/2259 5/12/2017 WD Q V 05 1,782,500<br>GRANTOR: OAKS OF LAKE CITY LLC<br>GRANTEE: 4 K CATTLE COMPANY |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 18517.00 1.00/ |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| AREA TYPE                       | TOTAL GROSS AREA | PCT OF BASE  | YEAR    | TOT ADJ AREA | SUBAREA MARKET VALUE |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| TOTALS                          |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                  |                  |              |         |              |                      | 2867 SW CUSTOM MADE CIR, LAKE CITY |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
| 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 |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       | BLD DATE  |        |   |  |  |  |  |  |  |  | LGL DATE            |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       | XF DATE   |        |   |  |  |  |  |  |  |  | LAND DATE           |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       | INC DATE  |        |   |  |  |  |  |  |  |  | AG DATE             |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  | 04/10/2025 MLU      |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  | BUILDING NOTES      |  |  |  |  |  |  |  |  |  |
|                                 |                  |              |         |              |                      |                                    |       |                |             |                |                |     |        |                 |       |   |        |   |  |  |  |  |  |  |  | BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 192.18      | AC          |     | 1.00      | 1.00   | 1.00    | 275.00     | 275.00         | 52,850     |                             |      |         |      |     |    |        |
| 2                | 5200     | A   | CROPLAND 2           | 0   |     | A-1      | 0.00  | 0.00  | 62.00       | AC          |     | 1.00      | 1.00   | 1.00    | 350.00     | 350.00         | 21,700     |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT. VAL. AG         | 0   |     |          | 0.00  | 0.00  | 254.18      | AC          |     | 1.00      | 1.00   | 1.00    | 4,500.00   | 4,500.00       | 1,143,810  |                             |      |         |      |     |    |        |