

LOTS 569, 570, 571, 595, 596, 59
 OF LOT 568 & LOT 598 AS LIES W O
 SUWANNEE CREEK ON GA LINE EX 6.2

K & IA FL, LLC
 PO BOX 1459
 OKEECHOBEE, FL 34973

2026

00-2N-17-04355-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 339,958 TOTAL MARKET VALUE 137,948 SOH/AGL Deduction 0 ASSESSED VALUE 137,948 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 137,948 TOTAL JUST VALUE 339,958 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 339,958											
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																															
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
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															
																	SALES DATA														
																	OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1408/605 3/13/2020 WD Q V 05 734,100 GRANTOR: CHESHIRE ASHLEY PARK GRANTEE: K & IA FL, LLC 1408/0605 3/13/2020 WD U V 16 734,100 GRANTOR: ASHLEY PARK CHESHIRE GRANTEE: K & IA FL, LLC														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	228.00	AC		1.00	1.00	1.00	445.00	445.00	101,460														
2	5600	A	TIMBER 3	0			0.00	0.00	129.85	AC		1.00	1.00	1.00	281.00	281.00	36,488														
3	9910	M	MKT.VAL.AG	0			0.00	0.00	357.85	AC		1.00	1.00	1.00	950.00	950.00	339,958														
REVIEW DATE 05/01/2012 BY CM Total Acres: 357.85 Total Land Value: 137,948 Market: 339,958 Agricultural: 137,948 Common: 0 PRINTED 07/01/2026 BY SYS																															