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 NW1/4 OF SW1/4 LYING S OF I-75,  
 OF NW1/4 OF SW1/4.

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

2026

02-6S-17-09554-000



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 189,000 <b>TOTAL MARKET VALUE</b> 189,000 <b>SOH/AGL Deduction</b> 50,400 <b>ASSESSED VALUE</b> 138,600 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 138,600 <b>TOTAL JUST VALUE</b> 189,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 126,000 SALE:1:1: 35 AC																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1558/2665</td> <td>1/15/2026</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>2,200,000</td> </tr> </tbody> </table> GRANTOR: BROWN GARY D TRUSTEE GRANTEE: 4 K CATTLE COMPANY 1074/2597      2/15/2006      WD      Q      V      02      892,600 GRANTOR: SUE J PARNELL & KATHR GRANTEE: GARY D BROWN TRUSTE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1558/2665	1/15/2026	WD	Q	I	05	2,200,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026      MLU																							
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																											
																	<b>BUILDING NOTES</b>   																										
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR																			
1	9900	C	AC NON-AG	0					31.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	189,000																										
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU    Total Acres: 31.50    Total Land Value: 189,000    Market: 0    Agricultural: 0    Common: 189,000 <b>PRINTED 05/08/2026 BY SYS</b>																																											