THAT PART OF SW1/4 OF NW1/4 LYIN 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

**2027**

**02-6S-17-09554-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2617.00 | 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 | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 189,000 |
| TOTAL MARKET VALUE | 189,000 |
| SOH/AGL Deduction | 36,540 |
| ASSESSED VALUE | 152,460 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 152,460 |
| TOTAL JUST VALUE | 189,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 189,000 |

SALE:1:1: 35 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| 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 |
| 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 | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 9900 | C | AC NON-AG | 0 | | | | | 31.50 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 189,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/29/2026 BY TP Total Acres: 31.50 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 11/16/2026 BY SYS