SW1/4 OF SW1/4 & 15 AC OFF W SID
SW1/4, EX BEG SW COR SEC, RUN N
FT, S 30 FT, W TO W LINE OF SEC

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

2026

02-6S-17-09555-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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	298,100
TOTAL MARKET VALUE	15,176
SOH/AGL Deduction	0
ASSESSED VALUE	15,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,176
TOTAL JUST VALUE	298,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,900

SALE:1:1: GRANTEES WER REMAINDERMEN ON THIS PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1073/2062	2/08/2006	WD	Q	V	02	2,604,500
GRANTOR: JAMES A AND DOROTHY G						
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

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	54.20	AC		1.00	1.00	1.00	280.00	280.00	15,176							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	54.20	AC		1.00	1.00	1.00	5,500.00	5,500.00	298,100							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 54.20 Total Land Value: 15,176 Market: 298,100 Agricultural: 15,176 Common: 0 PRINTED 06/22/2026 BY SYS