S1/2 OF SE1/4 OF SE1/4, EX COMM
OF SE1/4 OF SE1/4, RUN W 781 FT
496 FT, S 526.30 FT, E 496 FT.,

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

**2026**

**03-6S-17-09585-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 3617.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 106,505 |
| TOTAL MARKET VALUE | 3,508 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,508 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,508 |
| TOTAL JUST VALUE | 106,505 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 62,650 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### 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 | 12.53 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,508 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 12.53 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 106,505 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 12.53 Total Land Value: 3,508 Market: 106,505 Agricultural: 3,508 Common: 0 PRINTED 06/22/2026 BY SYS