

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


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													
																				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 SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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															
DOR CODE 6200 PASTURE CLS33										BLD DATE										LGL DATE															
MAP NUM										XF DATE										LAND DATE															
NEIGHBORHOOD/LOC 3617.00 1.00/										INC DATE										AG DATE															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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																				
TOTALS																																			
EXTRA FEATURES																										BUILDING NOTES									
LAND DESCRIPTION																TOTAL OB/XF										BUILDING DIMENSIONS									
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	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																		