

ALL OF NW1/4 OF NE1/4 LYING N OF
CIRCLE RD ALSO DESC AS: BEG SW C
SE1/4, N 464.16 FT TO E R/W OF S

4 GUYS INVESTMENTS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

04-2S-17-04667-001



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 19,600 TOTAL MARKET VALUE 19,600 SOH/AGL Deduction 0 ASSESSED VALUE 19,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,600 TOTAL JUST VALUE 19,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,800 LAND:1:1: JOINS RE #04640-000																																																																									
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED 000054306 Roof Replacement 6,000 10/23/2025 000054110 Mobile Home 09/22/2025 000053470 Right-of-Way Acce 06/26/2025 13241 PUMP/UTPOL 30 10/29/1997																																																																									
MAP NUM MKT AREA 03																	SALES DATA <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>1538/740</td> <td>3/31/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>25,000</td> </tr> </tbody> </table> GRANTOR: NGUYEN THANH KAI CAO GRANTEE: 4 GUYS INVESTMENTS 1469/1495 6/22/2022 WD Q I 01 11,000 GRANTOR: MARX PEGGY A GRANTEE: NGUYEN THANH KAI CA											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1538/740	3/31/2025	WD	Q	V	01	25,000																																																	
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NEIGHBORHOOD/LOC 4217.00 1.00/																																																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																					
TOTALS																																																																																										
EXTRA FEATURES						301 NE CEMETERY LN, LAKE CITY																																																																																				
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																																																																										
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REVIEW DATE 08/27/2025 BY TP Total Acres: 4.00 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 03/26/2026 BY SYS																																																																																										