NW1/4 LYING W OF OLD WIRE RD, EX AC DESC ORB 734-876 & EX 13.09 A 1559-2476.

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

2027

11-6S-17-09647-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00	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

2580 SE GILES MARTIN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	766,260
TOTAL MARKET VALUE	35,887
SOH/AGL Deduction	0
ASSESSED VALUE	35,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,887
TOTAL JUST VALUE	766,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,678

BLDG:1:1: HOUSE HAS TERMITE DAMAGE

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 AND DOROTHY GAY						
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
1	0021	BARN,FR AE	0	0	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	127.71	AC		1.00	1.00	1.00	280.00	280.00	35,759							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	127.71	AC		1.00	1.00	1.00	6,000.00	6,000.00	766,260							

REVIEW DATE 07/29/2026 BY TP Total Acres: 127.71 Total Land Value: 35,759 Market: 766,260 Agricultural: 35,759 Common: 0 PRINTED 11/17/2026 BY SYS