COMM NW COR OF SEC, E 654.33 FT
APPROX 504 FT, S 447.87 FT, N 73
FT, N 290.01 FT TO POB & BEG SW

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

2027

11-6S-17-09647-004

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

2582 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	7,000
TOTAL LAND VALUE - MARKET	34,800
TOTAL MARKET VALUE	8,624
SOH/AGL Deduction	2,284
ASSESSED VALUE	6,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,340
TOTAL JUST VALUE	41,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,200

SALE:2:1: BUYER OWNS THE ADJACENT LAND

LAND:1:1: JOINS FAMILY PROPERTY

BLDG:1:1: HOMES OF MERIT

SALE:1:1: $.55 STAMPS (5 AC TRACT)

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						
1074/2588	2/21/2006	WD	Q	V	03	100,000
GRANTOR: CHRISTOPHER AND TAMMY						
GRANTEE: GARY D BROWN TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.80	AC		1.00	1.00	1.00	280.00	280.00	1,624							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	34,800							

REVIEW DATE 07/29/2026 BY TP Total Acres: 5.80 Total Land Value: 1,624 Market: 34,800 Agricultural: 1,624 Common: 0 PRINTED 11/17/2026 BY SYS