

COMM SW COR OF SW1/4, RUN E 332.
1329.02 FT, E 332.33 FT, S 1329.
332.56 FT TO POB.

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

2026

11-6S-17-09649-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		1,056 28,613

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,056	112.9000	67.74	71,533	1996	1996	0	0	60.00	40.00			
1 MOBILE HME 0% - 2024 Heated Area: 1056 HX Base Yr														
628 SE BAILEY ST, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				28,613		
TOTAL MARKET OB/XF VALUE				6,000		
TOTAL LAND VALUE - MARKET				101,500		
TOTAL MARKET VALUE				47,175		
SOH/AGL Deduction				1,716		
ASSESSED VALUE				45,459		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				45,459		
TOTAL JUST VALUE				136,113		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				115,813		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE	
1502/1259	11/06/2023	WD Q	I	01	85,000	
GRANTOR: HINDMAN CANDACE						
GRANTEE: 4K CATTLE COMPANY L						
1478/1895	11/01/2022	QC U	I	11	100	
GRANTOR: SHAW PHILLIP A (RMDR)						
GRANTEE: HINDMAN CANDACE REN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S16 E66 N16\$.						

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	280.00	280.00	2,562							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	10,000.00	10,000.00	91,500							