

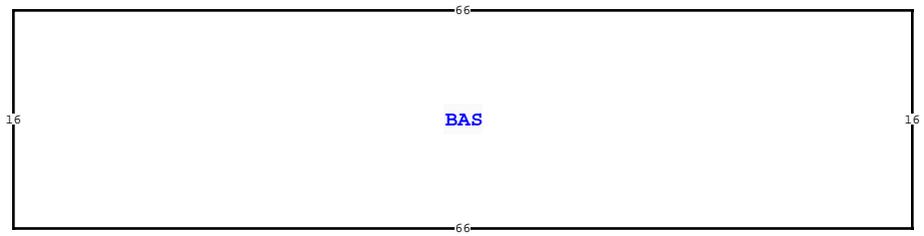
COMM SW COR OF SW1/4, RUN E 332.
1329.02 FT, E 332.33 FT, S 1329.
332.56 FT TO POB.

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
Architectual 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		
1	MOBILE HME	0%	2024									Heated Area: 1056 HX Base Yr	
													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	04/07/2025
INC DATE												AG DATE	MLU

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			81,200
TOTAL MARKET VALUE			45,175
SOH/AGL Deduction			0
ASSESSED VALUE			45,175
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,175
TOTAL JUST VALUE			115,813
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 / U	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\$.	

EXTRA FEATURES																
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
1	9947	Septic	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
628 SE BAILEY ST, LAKE CITY																

LAND DESCRIPTION																	TOTAL OB/XF						6,000					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8,000.00	8,000.00	8,000											
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	8,000.00	8,000.00	73,200											