COMM SW COR OF SW1/4, RUN E 1330
FOR POB, N 1326.74 FT, E 332.33
W 332.56 FT TO POB.

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

2027

11-6S-17-09649-007

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

822 SE BAILEY ST, LAKE CITY

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	5,440
TOTAL LAND VALUE - MARKET	101,200
TOTAL MARKET VALUE	8,274
SOH/AGL Deduction	0
ASSESSED VALUE	8,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,274
TOTAL JUST VALUE	106,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048976	Electrical Servic	2,500	01/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/592	10/30/2022	WD	U	V	11	100
GRANTOR: SHAW PHILLIP						
GRANTEE: 4 K CATTLE COMPANY,						
1479/1588	10/30/2022	WD	Q	I	05	150,000
GRANTOR: SHAW PHILLIP						
GRANTEE: 4 K CATTLE COMPANY,						

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	0040	BARN,POLE	0	0	40	60	2,400.00	UT	1.50	1.50	40	2013	2013	3	40	1,440	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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	10.12	AC		1.00	1.00	1.00	280.00	280.00	2,834							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	101,200							

REVIEW DATE 10/11/2017 BY BC — Total Acres: 10.12 — Total Land Value: 2,834 — Market: 101,200 — Agricultural: 2,834 — Common: 0 — PRINTED 11/17/2026 BY SYS