S1/2 OF SE1/4.

444-527, 1041-2290, WD 1060-1001

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

2027

12-5S-16-03599-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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	05/16/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	29,300
SOH/AGL Deduction	0
ASSESSED VALUE	29,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,300
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2259	5/12/2017	WD	Q	V	05	1,782,500
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: 4 K CATTLE COMPANY						
1122/2562	6/22/2007	WD	Q	V	01	100
GRANTOR: SUBRANDY						
GRANTEE: OAKS OF LAKE CITY L						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	370.00	370.00	14,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	445.00	445.00	8,900							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 80.00 Total Land Value: 29,300 Market: 400,000 Agricultural: 29,300 Common: 0 PRINTED 11/17/2026 BY SYS