E1/2, EX S1/2 OF SE1/4.
444-572, 1041-2290, WD 1060-1001

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

2026

13-5S-16-03608-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13516.00	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

590 SW CONNER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL MARKET OB/XF VALUE	74,500
TOTAL LAND VALUE - MARKET	1,080,000
TOTAL MARKET VALUE	160,300
SOH/AGL Deduction	0
ASSESSED VALUE	160,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,300
TOTAL JUST VALUE	1,154,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,154,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047985	Electrical Servic	0	08/24/2023
38281	PUMP/UTPOL	50	06/26/2019

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
1	0040	BARN,POLE	0	0	220	50	11,000.00	UT	4.00	4.00	100	2025	2024		100	44,000	
2	0030	BARN,MT	0	0	60	30	1,800.00	UT	15.00	15.00	100	2025	2024		100	27,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 74,500

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	100.00	AC		1.00	1.00	1.00	280.00	280.00	28,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	445.00	445.00	35,600							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	370.00	370.00	22,200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	240.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,080,000							

REVIEW DATE 02/24/2026 BY JB Total Acres: 240.00 Total Land Value: 85,800 Market: 1,080,000 Agricultural: 85,800 Common: 0 PRINTED 06/12/2026 BY SYS