E1/2 OF NW1/4 OF SE1/4 & NE1/4 O
AC DESC. 756-1251 & EX 4.55 AC D
EX 20 AC DESC IN WD 1033-876 & E

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

2027

15-6S-17-09682-000

BUILDING CHARACTERISTICS

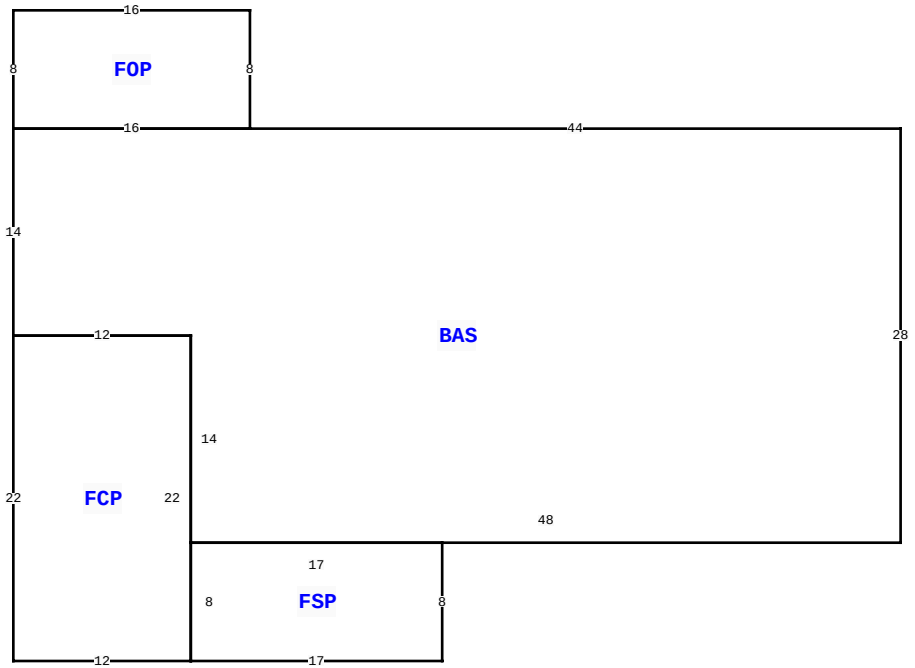
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	120,108
FCP	264	25		66	5,243
FOP	128	30		38	3,019
FSP	136	40		54	4,289
TOTALS	2,040			1,670	132,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	111.1000	122.21	204,091	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1512 HX Base Yr



618 SE WARD CRAWFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,659
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	210,980
TOTAL MARKET VALUE	158,418
SOH/AGL Deduction	0
ASSESSED VALUE	158,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,418
TOTAL JUST VALUE	354,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,649

OWNERS FILED CONFID STATUS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055065	Electrical Servic		02/20/2026
000055027	Right-of-Way Acce		02/17/2026
18004	M H	125	03/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/293	1/23/2024	WD	Q	I	01	350,000
GRANTOR: LANGSTON WILLIAM DAVI						
GRANTEE: 4 K CATTLE COMPANY						
1493/1333	6/22/2023	WD	U	I	11	100
GRANTOR: BOWEN ANGEL CHRISTINE						
GRANTEE: LANGSTON LYNNE OVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FOP= N8 W16 S8 E16$W16 S14 FCP= S22 E12 N22 W12$E12 S14 FSP= S8 E17 N8 W17$ E48 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.14	AC		1.00	1.00	1.00	280.00	280.00	8,159							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.14	AC		1.00	1.00	1.00	7,000.00	7,000.00	203,980							

REVIEW DATE 02/09/2024 BY TP Total Acres: 30.14 Total Land Value: 15,159 Market: 203,980 Agricultural: 8,159 Common: 7,000 PRINTED 11/17/2026 BY SYS