N1/2 OF SW1/4 OF SW1/4 & N1/2 OF OF SW1/4 & S 292 FT OF NW1/4 OF

FOUR SEVEN HOLDINGS LLC
796 SE COUNTRY ROAD 252
LAKE CITY, FL 32025

2026

16-4S-17-08385-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.00	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	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	194,250
TOTAL MARKET VALUE	10,917
SOH/AGL Deduction	0
ASSESSED VALUE	10,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,917
TOTAL JUST VALUE	194,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/2253	1/16/2025	WD	Q	V	05	800,000
GRANTOR: BREWER EVELYN S						
GRANTEE: FOUR SEVEN HOLDINGS						
1522/2332	9/03/2024	PR	U	V	11	100
GRANTOR: BREWER EVELYN S AS PR						
GRANTEE: BREWER EVELYN S						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	38.85	AC		1.00	1.00	1.00	281.00	281.00	10,917							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.85	AC		1.00	1.00	1.00	5,000.00	5,000.00	194,250							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 38.85 Total Land Value: 10,917 Market: 194,250 Agricultural: 10,917 Common: 0 PRINTED 06/22/2026 BY SYS