N1/2.

76-263, PB 918-818, 930-607, WD

K & IA FL, LLC
PO BOX 1459
OKEECHOBEE, FL 34973

2026

17-2N-17-04364-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900217.00 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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	305,885
TOTAL MARKET VALUE	69,588
SOH/AGL Deduction	0
ASSESSED VALUE	69,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,588
TOTAL JUST VALUE	305,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/605	3/13/2020	WD	Q	V	05	734,100
GRANTOR: CHESHIRE ASHLEY PARK						
GRANTEE: K & IA FL, LLC						
0930/0607	6/11/2001	PR	Q	V	01	100
GRANTOR: ROBBIE MCCABE & CARRI						
GRANTEE: ROBBIE MCCABE & CAR						

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	5500	A	TIMBER 2	0			0.00	0.00	133.00	AC		1.00	1.00	1.00	445.00	445.00	59,185							
2	5600	A	TIMBER 3	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	281.00	281.00	3,091							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	182.80	AC		1.00	1.00	1.00	40.00	40.00	7,312							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	326.80	AC		1.00	1.00	1.00	936.00	936.00	305,885							

REVIEW DATE 08/03/2015 BY DF Total Acres: 326.80 Total Land Value: 69,588 Market: 305,885 Agricultural: 69,588 Common: 0 PRINTED 05/15/2026 BY SYS