THE S 745 FT OF S1/2 OF SE1/4 E
EX 2 AC IN SW COR & EX APPROX .1
IN ORB 1019-1828.

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

2027

17-4S-17-08417-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	202,800
TOTAL MARKET VALUE	5,062
SOH/AGL Deduction	0
ASSESSED VALUE	5,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,062
TOTAL JUST VALUE	202,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,800

SALE:1:2: TRAMMELL & ANNIE ARE NOW DECEASED

SALE:1:1: TRAMMELL & ANNIE 1/2 INTEREST-WAYNE 1/2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/597	3/10/2025	WD	Q	I	05	1,600,000
GRANTOR: DICKS BETTY H						
GRANTEE: FOUR SEVEN HOLDINGS						
1447/1622	9/14/2021	LE	U	I	14	100
GRANTOR: DICKS BETTY HENDERSON						
GRANTEE: DICKS DAWN M (RMDR)						

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

TOTAL OB/XF 0

LAND DESCRIPTION

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	445.00	445.00	890							
2	6200	A	PASTURE 3	0		00	0.00	0.00	14.90	AC		1.00	1.00	1.00	280.00	280.00	4,172							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.90	AC		1.00	1.00	0.80	15,000.00	12,000.00	202,800							

REVIEW DATE 07/29/2025 BY TP Total Acres: 16.90 Total Land Value: 5,062 Market: 202,800 Agricultural: 5,062 Common: 0 PRINTED 11/17/2026 BY SYS