

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

2026

17-4S-17-08417-000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|------------------------------|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|-------------|--------------------|---------------------------------|-------------|-------------|----------------|----------------|--|------------|-----------------------------|-----------|---------------------------------|----------------------------------|--|--------|-----------------|-------|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | 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 | | | | | | | | | |
| DOR CODE 6200 PASTURE CLS33 | | | | | | | | | | MAP NUM | | | | | | | | | | NEIGHBORHOOD/LOC 17417.00 1.00/ | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | 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) | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | L N | 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 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 06/22/2026 BY SYS | | | | | | | | | | | |