S1/2 OF SE1/4 LYING E OF US-441,
S 745 FT.

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

2026

17-4S-17-08417-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	9,017
SOH/AGL Deduction	0
ASSESSED VALUE	9,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,017
TOTAL JUST VALUE	252,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,000

SALE:1:1: TRAMMELL & ANNIE 1/2 INT - LAVEENA 1/2 I

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						
1466/477	4/25/2022	LE	U	V	14	100
GRANTOR: ELDER LAVEENIA SMITH						
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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
2	5500	A	TIMBER 2	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	21.00	AC		1.00	1.00	0.80	15,000.00	12,000.00	252,000							

REVIEW DATE 05/04/2017 BY BC Total Acres: 21.00 Total Land Value: 9,017 Market: 252,000 Agricultural: 9,017 Common: 0 PRINTED 06/22/2026 BY SYS