NE1/4.

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

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

2026

18-2N-17-04366-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	132,678
TOTAL MARKET VALUE	43,301
SOH/AGL Deduction	0
ASSESSED VALUE	43,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,301
TOTAL JUST VALUE	132,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,678

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: CARTER SISTERS TRACT						
GRANTEE: K & IA FL, LLC						
0076/0263	11/17/1950	WD	Q	V	01	18
GRANTOR: J I CARTER & OLIVE CA						
GRANTEE: GRACE CARTER CAPELL						

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	93.00	AC		1.00	1.00	1.00	445.00	445.00	41,385							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	46.45	AC		1.00	1.00	1.00	40.00	40.00	1,858							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	2.30	AC		1.00	1.00	1.00	25.00	25.00	58							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	141.75	AC		1.00	1.00	1.00	936.00	936.00	132,678							

REVIEW DATE 08/03/2015 BY DF Total Acres: 141.75 Total Land Value: 43,301 Market: 132,678 Agricultural: 43,301 Common: 0 PRINTED 05/15/2026 BY SYS