

COMM SE COR OF SEC, RUN N AT A P
 1322.21 FT S OF NW COR OF S1/2 O
 7-5S-17E, RUN E 1252.61 FT, S 3

4 K CATTLE COMPANY LLC
 295 SE BAILEY ST
 LAKE CITY, FL 32024

2026

18-5S-17-09280-001



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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,143,810 TOTAL MARKET VALUE 76,750 SOH/AGL Deduction 0 ASSESSED VALUE 76,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 76,750 TOTAL JUST VALUE 1,143,810 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,143,810									
DOR CODE 6200 PASTURE CLS33																PERMIT NUM DESCRIPTION AMT ISSUED 000049401 Electrical Servic 250 03/12/2024 38282 PUMP/UTPOL 50 06/26/2019											
MAP NUM MKT AREA 02																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1336/2259 5/12/2017 WD Q V 05 1,782,500 GRANTOR: OAKS OF LAKE CITY LLC GRANTEE: 4 K CATTLE COMPANY											
NEIGHBORHOOD/LOC 18517.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						2867 SW CUSTOM MADE CIR, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES																BUILDING NOTES											
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	BUILDING DIMENSIONS											
																TOTAL OB/XF 0											

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	192.18	AC		1.00	1.00	1.00	280.00	280.00	53,810							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	62.00	AC		1.00	1.00	1.00	370.00	370.00	22,940							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	254.18	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,143,810							