30 AC OFF N SIDE OF NE1/4 OF NE1

804-130, 856-955, WD 1008-1591,

C & K HOLDINGS LLC
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

22-6S-16-03909-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22616.00	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	05/07/2026 MLU
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	210,000
TOTAL MARKET VALUE	13,350
SOH/AGL Deduction	0
ASSESSED VALUE	13,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,350
TOTAL JUST VALUE	210,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,000

SALE:2:1: $132,000 IS FOR TOTAL OF 100 AC

SALE:1:1: FAMILY TRANSACTION (INCL RE# 03960-000)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1008/1591	2/26/2004	WD	Q	V	02	132,000
GRANTOR: HORTON TIMBER CO						
GRANTEE: C & K HOLDINGS LLC						
0856/0955	4/06/1998	WD	Q	V	01	21,500
GRANTOR: ALICE HORTON						
GRANTEE: HORTON TIMBER CO						

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		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00	445.00	13,350							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	210,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 30.00 Total Land Value: 13,350 Market: 210,000 Agricultural: 13,350 Common: 0 PRINTED 05/07/2026 BY SYS