25 AC OFF N SIDE OF NE1/4 OF NW1
COR, RUN N 491.22 FT FOR POB, RU
1329.48 FT TO E LINE OF NE1/4 OF

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

2026

23-6S-16-03925-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23616.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	283,635
TOTAL MARKET VALUE	14,440
SOH/AGL Deduction	0
ASSESSED VALUE	14,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,440
TOTAL JUST VALUE	283,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0568	2/25/2005	WD	U	V	08	82,500
GRANTOR: WILLIAM & JAMES S TER						
GRANTEE: C & K HOLDINGS LLC						
1025/2299	9/09/2004	PR	Q	V	06	100
GRANTOR: WILLIAM J TERRY, PER						
GRANTEE: WILLIAM J TERRY & J						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	51.57	AC		1.00	1.00	1.00	280.00	280.00	14,440							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	51.57	AC		1.00	1.00	1.00	5,500.00	5,500.00	283,635							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 51.57 Total Land Value: 14,440 Market: 283,635 Agricultural: 14,440 Common: 0 PRINTED 06/23/2026 BY SYS