S 13.33 AC OF SW1/4 OF NE1/4
AS LIES E OF CR-349 & NW1/4 OF
SE1/4. ORB 743-051, WD 1135-

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

**2026**

**28-5S-17-09428-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 28517.00 | 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 | 294,000 |
| TOTAL MARKET VALUE | 21,805 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 21,805 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 21,805 |
| TOTAL JUST VALUE | 294,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1135/0566 | 11/01/2007 | WD | Q | V | | 375,100 |
| GRANTOR: ERMAN GARY DOUGLASS | | | | | | |
| GRANTEE: C & K HOLDINGS LLC | | | | | | |
| 0743/0051 | 3/12/1991 | QC | Q | V | 03 | 0 |
| GRANTOR: E O DOUGLASS | | | | | | |
| GRANTEE: E G DOUGLASS | | | | | | |

## 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 | 49.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 21,805 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 49.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 294,000 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 49.00 Total Land Value: 21,805 Market: 294,000 Agricultural: 21,805 Common: 0 PRINTED 05/08/2026 BY SYS