

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  


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 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 / V / RSN SALE PRICE 1135/0566 11/01/2007 WD Q V CD 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											
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										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE 05/07/2026 MLU											
										INC DATE										AG DATE											
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 NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	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 06/22/2026 BY SYS																															