COMM SW COR OF NW1/4 OF THE NE1/
THE E R/W OF I-75, NW ALONG R/W
687.71 FT TO THE S R/W LINE OF C

WILDFLOWER FARMS, LLC
1606 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

05-5S-17-09116-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.00	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	03/22/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,909
TOTAL MARKET VALUE	56,909
SOH/AGL Deduction	0
ASSESSED VALUE	56,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,909
TOTAL JUST VALUE	56,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2070	8/27/2026	WD	Q	V	05	100,000
GRANTOR: CUSHMAN THOMAS						
GRANTEE: WILDFLOWER FARMS, L						
1405/1447	2/13/2020	WD	Q	V	01	66,000
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: THOMAS & WENDY N CU						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	22.23	AC		1.00	1.00	0.80	3,200.00	2,560.00	56,909							

REVIEW DATE 03/22/2022 BY MLU Total Acres: 22.23 Total Land Value: 56,909 Market: 0 Agricultural: 0 Common: 56,909 PRINTED 11/17/2026 BY SYS