THE S 173 FT OF S1/2 OF S1/2
OF NE1/4. 689-761, 888-2266,
PB 1182-1428, DC 1182-1431, DC

J.I.T. FARM, LLC
17102 S US HIGHWAY 441
LAKE CITY, FL 32024

2026

09-7S-16-04161-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9716.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,750
TOTAL MARKET VALUE	2,940
SOH/AGL Deduction	0
ASSESSED VALUE	2,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,940
TOTAL JUST VALUE	99,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,750

PRCL:0:2: DID NOT REMOVE AG J I T = MOSELEY. TBF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0530	1/23/2018	WD	U	V	11	100
GRANTOR: J WAYNE & INGE REYELT						
GRANTEE: J I T FARM LLC						
1352/0527	1/23/2018	WD	U	V	11	100
GRANTOR: WAYNE MOSELEY						
GRANTEE: J WAYNE & INGE REYE						

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	10.50	AC		1.00	1.00	1.00	280.00	280.00	2,940							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,750							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.50 Total Land Value: 2,940 Market: 99,750 Agricultural: 2,940 Common: 0 PRINTED 03/23/2026 BY SYS