

SE1/4. PB 1182-1428, DC 1182
 -1431, DC 1196-491, PB 1196-
 492, PR 1196-2420, WD 1352-527

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

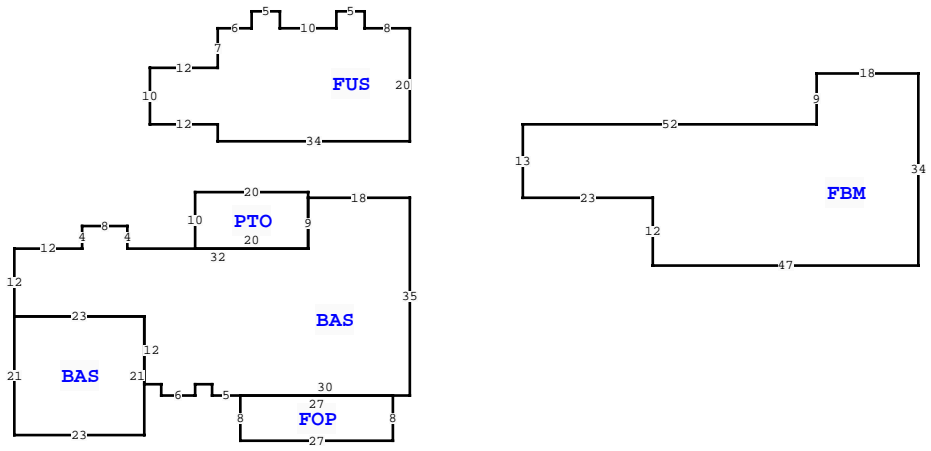
2026

09-7S-16-04167-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	09	ENG F AIR	100
Bedrooms		3	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	483	100	
BAS	1,680	100	
FBM	1,636	80	
FOP	216	30	
FUS	830	100	
PTO	200	5	
TOTALS	5,045		4,377 409,061

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0									Heated Area: 4629 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			409,061
TOTAL MARKET OB/XF VALUE			16,561
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			475,142
SOH/AGL Deduction			60,822
ASSESSED VALUE			414,320
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			414,320
TOTAL JUST VALUE			1,225,622
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,146,566
LAND:1:1: ALSO OWNS 4229-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

EXTRA FEATURES																
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
1	0180	FPLC 1STRY	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0166	CONC, PAVMT	0	0	30	630.00	UT	1.40	1.40	100	0	0	3	100	882	
3	0210	GARAGE U	0	0	13	221.00	UT	18.00	18.00	60	1993	1993	3	60	2,387	
4	0260	PAVEMENT-A	0	0	8	9,040.00	UT	1.10	1.10	50	1993	1993	3	50	4,972	
5	0030	BARN, MT	0	0	24	864.00	UT	5.00	5.00	100	2006	2006	3	100	4,320	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/07/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS													
BAS= W18 PTO= N1 W20 S10 E20N9S9 W32 N4 W8 S4 W12 S12 BAS= E23 S21 W23 N21S E23 S12E3 S2 E6 N2 E3 S2 E5 FOP= S8 E27 N8 W27S E30 N35 \$ PTR=N30 FUS= W8N3W5S3 W10 N3 W5 S3 W6S7 W12 S10 E12 S3 E34 N20S S30S PTR=E20 FBM= N13 E52 N9 E18S34 W47 N12W23S W20S.													

LAND DESCRIPTION														TOTAL OB/XF										
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	280.00	280.00	44,520							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							