W1/2 OF NE1/4 OF SE1/4 & E1/2 OF SE1/4,EX W 172 FT E & W BY 1320 OF SE1/4.

MOO FARMS LLC
17102 S US HWY 441
LAKE CITY, FL 32024

2027

14-7S-16-04219-000

BUILDING CHARACTERISTICS

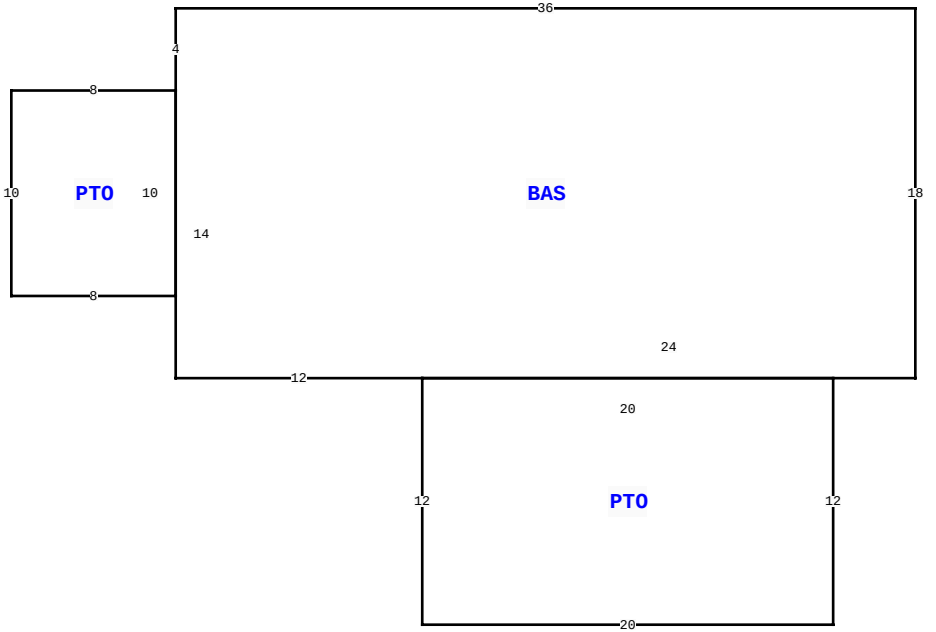
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	25,839
PTO	80	5		4	160
PTO	240	5		12	479
TOTALS	968			664	26,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	664	72.5040	79.75	52,954	1978	1978	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 648 HX Base Yr



327 SW DOUGLAS CT, FORT WHITE

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

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,477
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	575,000
TOTAL MARKET VALUE	64,845
SOH/AGL Deduction	0
ASSESSED VALUE	64,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,845
TOTAL JUST VALUE	602,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	603,358

SALE:1:1: INCLUDED 04222-000

LAND:1:1: OWNS ADJOINING 4222-000 20AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/107	12/19/2024	WD	U	I	11	100
GRANTOR: MOSELEY J. WAYNE AKA						
GRANTEE: MOO FARMS LLC						
1446/2235	8/14/2021	WD	U	I	30	100
GRANTOR: MOSELEY J WAYNE						
GRANTEE: MOSELEY J WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S4 PTO= W8 S10 E8 N10$ S14 E12 PTO= S12 E20 N12 W20$ E24 N18$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	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							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	48.00	AC		1.00	1.00	1.00	281.00	281.00	13,488							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	66.00	AC		1.00	1.00	1.00	280.00	280.00	18,480							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	114.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	570,000							

REVIEW DATE 07/07/2015 BY TW Total Acres: 115.00 Total Land Value: 36,968 Market: 570,000 Agricultural: 31,968 Common: 5,000 PRINTED 11/17/2026 BY SYS