N1/2 OF NE1/4.

986-2137, WD 1010-640, WD 1352-5

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

2026

16-7S-16-04229-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16716.00	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

1042 SW GERANIUM LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	43,600
SOH/AGL Deduction	0
ASSESSED VALUE	43,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,600
TOTAL JUST VALUE	454,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,000

LAND:1:1: ALSO OWNS 4167-000 TOTAL 360-AC

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	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: J 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
1	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	370.00	370.00	29,600							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000							

REVIEW DATE 03/10/2020 BY BC Total Acres: 80.00 Total Land Value: 29,600 Market: 440,000 Agricultural: 29,600 Common: 0 PRINTED 05/08/2026 BY SYS