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**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | |

## 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 | |
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## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 |
|---|---|---|---|
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## 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

## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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 06/23/2026 BY SYS