N1/2 OF N1/2 OF SEC INCLUSIVE OF
LOTS 29, 30 & 31, TUSTENUGGEE RI

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

2026

19-6S-17-09697-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19617.00	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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	51,800
SOH/AGL Deduction	2,713
ASSESSED VALUE	49,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,087
TOTAL JUST VALUE	807,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	727,000

SALE:2:1: SEVERAL PARCELS ON DEED - $800 PER ACRE.

SALE:1:1: 8 PRCLS - 3,235 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2235	8/14/2021	WD	U	I	30	100
GRANTOR: MOSELEY J WAYNE						
GRANTEE: MOSELEY J WAYNE						
0982/0272	5/01/2003	WD	Q	V		1,470,000
GRANTOR: COLUMBIA PLANTATION						
GRANTEE: J WAYNE MOSELEY						

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	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 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	160.00	AC		1.00	1.00	1.00	280.00	280.00	44,800							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	160.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	800,000							

REVIEW DATE 10/17/2017 BY BC Total Acres: 160.00 Total Land Value: 44,800 Market: 800,000 Agricultural: 44,800 Common: 0 PRINTED 06/29/2026 BY SYS