THE N 2314.25 FT OF NW1/4 DESC I
WD 1446-2235, WD 1550-107, DC 15

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

2027

19-6S-18-10628-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	0
TOTAL LAND VALUE - MARKET	740,000
TOTAL MARKET VALUE	38,890
SOH/AGL Deduction	0
ASSESSED VALUE	38,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,890
TOTAL JUST VALUE	740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	740,000

LAND:1:1: JOINS 10618-000

SALE:1:1: 224 ACRES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	25.00	25.00	250							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	138.00	AC		1.00	1.00	1.00	280.00	280.00	38,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	148.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	740,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 148.00 Total Land Value: 38,890 Market: 740,000 Agricultural: 38,890 Common: 0 PRINTED 11/17/2026 BY SYS