BEG 361 FT E OF US-41 & 40 FT NW
OF LOT 4 BLOCK 2 FLORA CREST FAR
180 FT, S TO A PT 361 FT E OF TH

WILDFLOWER FARMS, LLC
1606 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

21-4S-17-08654-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.020 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	

5249 S US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	235,848
TOTAL MARKET VALUE	29,454
SOH/AGL Deduction	2,425
ASSESSED VALUE	27,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,029
TOTAL JUST VALUE	243,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,578

XFOB:3:1: CONCORD MH

LAND:1:1: 1.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2316	11/22/2022	WD	U	I	34	55,000
GRANTOR: MEREDITH RODNEY						
GRANTEE: HARDING THEODORE JO						
1479/2322	11/21/2022	WD	Q	I	01	40,000
GRANTOR: HARDING THEODORE JOHN						
GRANTEE: WILDFLOWER FARMS, L						

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	
2	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	44.48	AC		1.00	1.00	1.00	280.00	280.00	12,454							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	44.48	AC		1.00	1.00	0.85	6,000.00	5,100.00	226,848							

REVIEW DATE 01/31/2023 BY CP Total Acres: 45.98 Total Land Value: 21,454 Market: 226,848 Agricultural: 12,454 Common: 9,000 PRINTED 06/22/2026 BY SYS