S1/2 OF SW1/4, EX 1.30 AC FOR RD
AC & EX 19.89 AC DESC IN ORB 795

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

2026

25-6S-16-03937-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
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	4,000
TOTAL LAND VALUE - MARKET	317,240
TOTAL MARKET VALUE	25,342
SOH/AGL Deduction	1,321
ASSESSED VALUE	24,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,021
TOTAL JUST VALUE	321,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,576

SALE:1:1: INCLUDED 04095-000 (TOTAL ACRES 137.68)

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						
0795/1840	9/14/1994	WD	U	V	35	160,000
GRANTOR: FAIRFAX NURSING CENTE						
GRANTEE: J W 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	57.68	AC		1.00	1.00	1.00	370.00	370.00	21,342							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	57.68	AC		1.00	1.00	1.00	5,500.00	5,500.00	317,240							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 57.68 Total Land Value: 21,342 Market: 317,240 Agricultural: 21,342 Common: 0 PRINTED 06/11/2026 BY SYS