LOT 1 DEEP CREEK S/D.

740-392, CT 980-2213, WD 1449-12

H & H FAMILY FARMS LLC
1015 EASTERN WAY
ORLANDO, FL 32804

2026

29-1S-17-04595-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.010 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

1372 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	13,500
TOTAL LAND VALUE - MARKET	73,360
TOTAL MARKET VALUE	16,068
SOH/AGL Deduction	4,349
ASSESSED VALUE	11,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,719
TOTAL JUST VALUE	86,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,105

SALE:1:1: LOT 1 DEEP CREEK S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13004	M H	125	08/29/1997
9258	M H	125	01/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1280	10/06/2021	WD	Q	I	05	350,000
GRANTOR: WILSON JOHN G						
GRANTEE: H & H FAMILY FARMS						
0980/2213	4/02/2003	CT	Q	I	03	25,700
GRANTOR: CLERK OF COURT (SPRAD						
GRANTEE: JOHN G WILSON						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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		00	0.00	0.00	9.17	AC		1.00	1.00	1.00	280.00	280.00	2,568							
2	9910	M	MKT.VAL.AG	0					9.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,360							

REVIEW DATE 07/21/2015 BY DF Total Acres: 9.17 Total Land Value: 2,568 Market: 73,360 Agricultural: 2,568 Common: 0 PRINTED 06/23/2026 BY SYS