NW1/4 OF SW1/4 & S1/2 OF NE1/4 O
S1/2 OF NW1/4 OF SE1/4 W OF GRAD
AC DESC WD 1196-1288 & EX SMALL

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

2027

29-4S-17-08858-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29417.00	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	05/16/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	432,000
TOTAL MARKET VALUE	18,446
SOH/AGL Deduction	0
ASSESSED VALUE	18,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,446
TOTAL JUST VALUE	437,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1603	1/18/2024	WD	U	I	37	605,000
GRANTOR: MARKHAM THOMAS L						
GRANTEE: WILDFLOWER FARMS, L						
1475/1261	8/13/2022	WD	Q	I	01	600,000
GRANTOR: WALKER DIANE J						
GRANTEE: MARKHAM THOMAS 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	281.00	281.00	1,686							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	42.00	AC		1.00	1.00	1.00	280.00	280.00	11,760							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	432,000							

REVIEW DATE 02/01/2024 BY TP Total Acres: 48.00 Total Land Value: 13,446 Market: 432,000 Agricultural: 13,446 Common: 0 PRINTED 11/17/2026 BY SYS