COMM SW COR OF NW1/4 OF SE1/4, R
250 FT TO E LINE OF 40 FT ACCESS
NW 220.32 FT, E 292.41 FT, S 200

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

2027

30-4S-17-08910-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30417.00	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	05/04/2026 MLU
INC DATE		AG DATE	

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	0
TOTAL LAND VALUE - MARKET	179,844
TOTAL MARKET VALUE	16,415
SOH/AGL Deduction	0
ASSESSED VALUE	16,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,415
TOTAL JUST VALUE	179,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2199	5/03/2023	WD	U	V	11	100
GRANTOR: LEE SHANNON DIANNE						
GRANTEE: WIDFLOWER FARMS LLC						
1488/1901	4/19/2023	WD	Q	V	01	192,000
GRANTOR: LEE SHANNON DIANNE						
GRANTEE: WIDFLOWER FARMS LL						

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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	26.82	AC		1.00	1.00	1.00	445.00	445.00	11,935							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	42.82	AC		1.00	1.00	0.70	6,000.00	4,200.00	179,844							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 42.82 Total Land Value: 16,415 Market: 179,844 Agricultural: 16,415 Common: 0 PRINTED 11/16/2026 BY SYS