

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

2026

30-4S-17-08910-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				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 164,857											
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															BLD DATE		LGL DATE	05/04/2026	MLU												
EXTRA FEATURES															XF DATE		LAND DATE														
															INC DATE		AG DATE														
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/22/2026 BY SYS																															