

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																															
EXTRA FEATURES																															
						BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU																									
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															
																	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: WILDFLOWER FARMS LLC 1488/1901 4/19/2023 WD Q V 01 192,000 GRANTOR: LEE SHANNON DIANNE GRANTEE: WILDFLOWER FARMS LL														
																	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	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 05/08/2026 BY SYS																															