COMM SE COR OF SW1/4 OF SW1/4, N
POB, W 554.70 FT, N 393.43 FT, E
S 393.43 FT TO POB.

LEXINGTON ESTATES, LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

2025

13-7S-16-04203-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

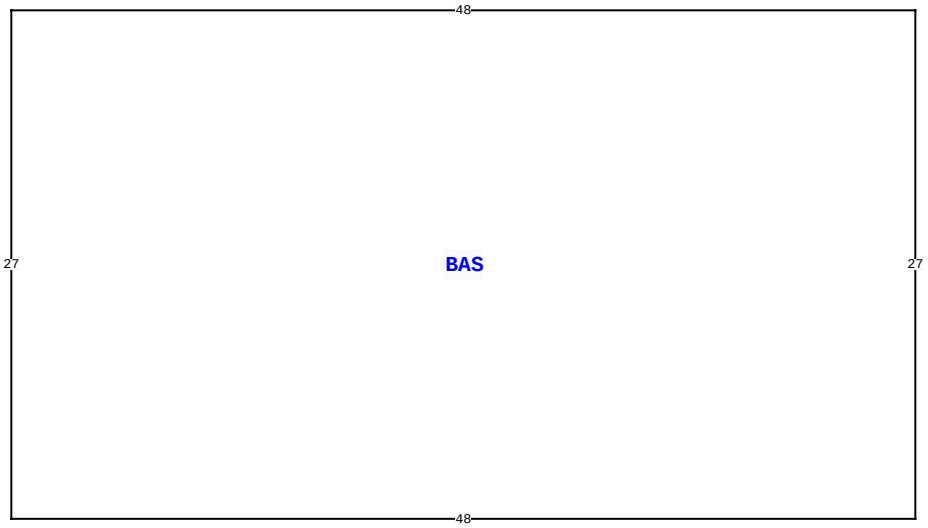
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	70,632
TOTALS	1,296		1,296	70,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	99.09	128,421	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1296 HX Base Yr



353 SW SULLIVAN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,632
TOTAL MARKET OB/XF VALUE	9,930
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	130,662
SOH/AGL Deduction	22,786
ASSESSED VALUE	107,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,876
TOTAL JUST VALUE	130,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1286/1115	11/17/2014	TD	U	I	18	13,800
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES,						
1285/0394	11/17/2014	TD	U	I	18	13,800
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	48	14	672.00	UT	2.50	2.50	100	2010	2010	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 9,930

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/06/2015 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 12/31/2024 BY SYS