

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

00-00-00-01438-104

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															
																									VALUATION BY					STANDARD									
																									Tax Group: 3					Tax Dist:									
																									BUILDING MARKET VALUE					0									
																									TOTAL MARKET OB/XF VALUE					7,000									
																									TOTAL LAND VALUE - MARKET					18,000									
																									TOTAL MARKET VALUE					25,000									
																									SOH/AGL Deduction					8,613									
																									ASSESSED VALUE					16,387									
																									TOTAL EXEMPTION VALUE					0									
																									BASE TAXABLE VALUE					16,387									
																									TOTAL JUST VALUE					25,000									
																									NCON VALUE					0									
																									INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE					25,000									
DOR CODE		0000		VACANT																																			
MAP NUM							MKT AREA																	02															
NEIGHBORHOOD/LOC		100000.23					1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	