PARCEL "E" VICTORIA ACRES (DIVIS
DESC AS: BEG NW COR OF SW1/4 OF
FT, E 1322.85 FT, N 332.76 FT TO

RHODES DILLON
16320 NE 10TH ST
GAINESVILLE, FL 32609

2026

10-7S-16-04169-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.01	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

902 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,950
TOTAL MARKET VALUE	2,828
SOH/AGL Deduction	0
ASSESSED VALUE	2,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,828
TOTAL JUST VALUE	95,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054143	Mobile Home		09/24/2025
000054128	Right-of-Way Acce		09/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/451	7/17/2025	WD	Q	V	01	110,000

GRANTOR: MCGINNIS VICTORIA

GRANTEE: RHODES DILLON

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	280.00	280.00	2,828							
2	9910	M	MKT.VAL.AG	0					10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							

REVIEW DATE 09/11/2025 BY TP Total Acres: 10.10 Total Land Value: 2,828 Market: 95,950 Agricultural: 2,828 Common: 0 PRINTED 11/19/2025 BY SYS