A PART OF SW1/4 OF SW1/4 DESC AS
COR OF SW1/4 OF SW1/4, E 780.34
14.70 FT, S 20 FT, W 764.81 FT,

NORTHERN ALACHUA HOLDINGS LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

2026

13-7S-16-04203-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

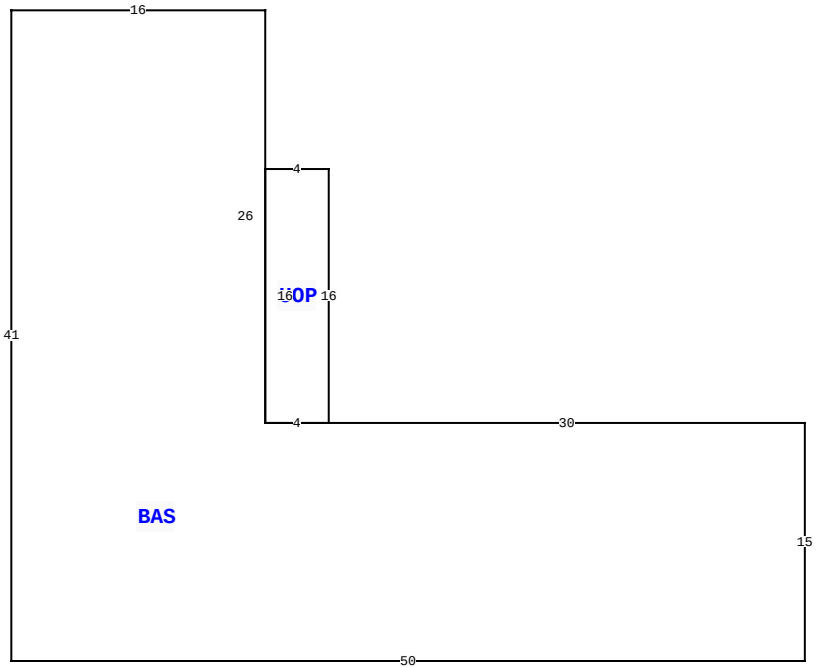
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,166	100		1,166	116,308
UOP	64	20		13	1,297
TOTALS	1,230			1,179	117,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	95.0000	106.40	125,446	2020	2020	0	0	0	6.25	93.75

2 SINGLE FAM 0% - 2021 Heated Area: 1166 HX Base Yr



382 SW POLARIS TER, 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	117,606
TOTAL MARKET OB/XF VALUE	11,776
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	179,482
SOH/AGL Deduction	0
ASSESSED VALUE	179,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,482
TOTAL JUST VALUE	179,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,050

SALE:1:2: BUT HAD THE DEEDS SEPERATED INTO 3 PRCLS

SALE:1:1: MARK & NANCY SULLIVAN BOUGHT A 33.51 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40223	SFR	0	07/27/2020
33407	M H	406	09/30/2015
26443	M H	530	11/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1148/2400	4/17/2008	WD	Q	V	01	100

GRANTOR: NANCY SULLIVAN

GRANTEE: NORTHERN ALACHUA HO

0879/0133	4/12/1999	WD	Q	V	01	18,500

GRANTOR: HOLMES

GRANTEE: N SULLIVAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,20] W16 S41 E50 N15 W30 W4 N26 $
UOP=[ORIG=70,30] E4 S16 W4 N16 $
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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	0040	BARN,POLE	0	0	12	24	288.00	UT	5.50	5.50	100	2021	2020		100	1,584	
2	0294	SHED WOOD/	0	0	24	38	912.00	UT	3.50	3.50	100	2021	2020		100	3,192	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,776

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	0100	C	SFR	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 12/02/2020 BY CM Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS