COMM SW COR OF SE1/4 OF NE1/4,
RUN N 417.42 FT, E 208.71 FT
FOR POB, CONT E 45.85 FT, S

SULLIVAN MARK P
20638 NW 78TH AVE
ALACHUA, FL 32615

2025

14-7S-16-04213-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14716.00	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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,620
TOTAL MARKET VALUE	1,620
SOH/AGL Deduction	197
ASSESSED VALUE	1,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,423
TOTAL JUST VALUE	1,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,620

LAND:1:1: OWNS 12.99 AC OF ADJOINING PROPERTY

SALE:1:1: 7.54 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0806/1086	5/05/1995	WD	Q	V		9,900

GRANTOR: JOHN B & BELINDA T HO

GRANTEE: MARK P SULLIVAN

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	1,620							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 0.18 Total Land Value: 1,620 Market: 0 Agricultural: 0 Common: 1,620 PRINTED 07/25/2025 BY SYS