AKA LOT 9 SHILOH FARMS UNR: BEG OF SE1/4 OF NW1/4 OF NW1/4, RUN FT, N 664.48 FT, E 658.92 FT, S

LEXINGTON ESTATES LLC
20638 NW 78 AVE
ALACHUA, FL 32615

2026

24-7S-16-04311-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

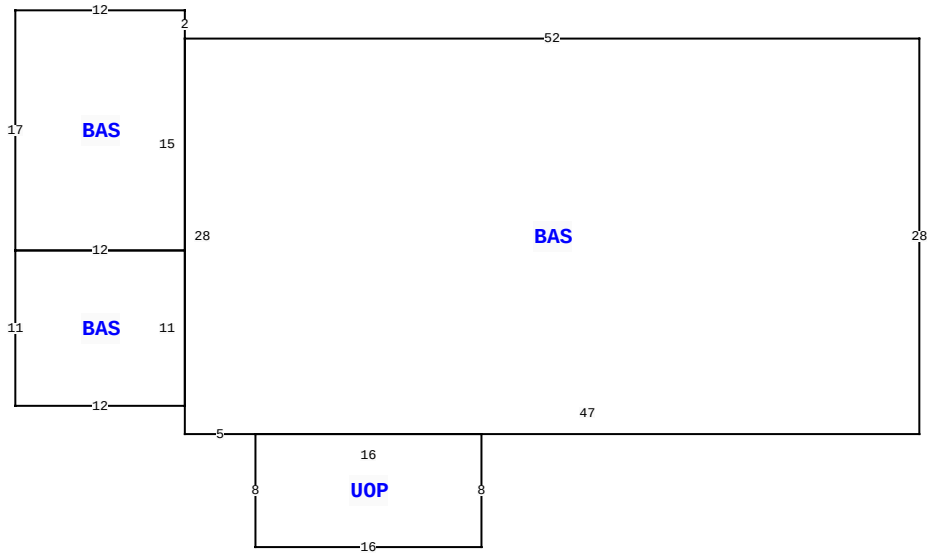
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	3,608
BAS	204	100		204	5,576
BAS	1,456	100		1,456	39,801
UOP	128	25		32	875
TOTALS	1,920			1,824	49,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	113.9000	68.34	124,652	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1792 HX Base Yr



289 SW PRINCETON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,861
TOTAL MARKET OB/XF VALUE	12,217
TOTAL LAND VALUE - MARKET	95,475
TOTAL MARKET VALUE	157,553
SOH/AGL Deduction	32,435
ASSESSED VALUE	125,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,118
TOTAL JUST VALUE	157,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1297/2623	7/16/2015	QT	U	I	18	100
GRANTOR: CLERK OF COURT (BENEF						
GRANTEE: LEXINGTON ESTATES L						
1290/2614	3/12/2015	TD	U	I	18	25,100
GRANTOR: CLERK OF COURT (BENEF						
GRANTEE: LEXINGTON ESTATES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 BAS= N2 W12 S17 BAS= S11 E12 N11 W12$ E12 N15$ S28 E5 UOP= S8 E16N8 W16$E47 N28$.

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	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	0	17	24	408.00	UT	12.00	12.00	80	2005	2005	3	80	3,917	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,217

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	10.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,475							

REVIEW DATE 07/10/2015 BY DF Total Acres: 10.05 Total Land Value: 95,475 Market: 0 Agricultural: 0 Common: 95,475 PRINTED 11/18/2025 BY SYS