PART OF GOV'T LOT 5: COMM SE COR
27 FOR POB, S 1704.44 FT TO E ED
RIVER, MEANDER NW ALONG E EDGE O

ALACHUA CONSERVATION TRUST, INC
7204 SE COUNTY ROAD 234
GAINESVILLE, FL 32641

2026

27-7S-16-04339-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27716.00 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		876,240
TOTAL MARKET VALUE		876,240
SOH/AGL Deduction		20,971
ASSESSED VALUE		855,269
TOTAL EXEMPTION VALUE	10	855,269
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		876,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2283	12/14/2021	WD	U	V	17	1,526,100

GRANTOR: SANTA FE SPRINGS LLC

GRANTEE: ALACHUA CONSERVATIO

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	97.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	876,240							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 97.36 Total Land Value: 876,240 Market: 0 Agricultural: 0 Common: 876,240 PRINTED 10/03/2025 BY SYS