LOT 135 UNIT 17 THREE RIVERS EST
851-1028, 1575-963

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

2027

00-00-00-01017-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	TIITF IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17 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	
XF DATE		LAND DATE	04/14/2026 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		7,200
TOTAL MARKET VALUE		7,200
SOH/AGL Deduction		3,691
ASSESSED VALUE		3,509
TOTAL EXEMPTION VALUE	05	3,509
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/963	8/12/2026	WD	U	V	18	10,000
GRANTOR: SUWANNEE RIVER WATER						
GRANTEE: ALACHUA CONSERVATIO						
0851/1028	12/30/1997	WD	Q	V		3,400
GRANTOR: GERALD W & DOROTHY NI						
GRANTEE: SUWANNEE RIVER WATE						

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	8700	C	STATE	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	0.30	24,000.00	7,200.00	7,200							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.92 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 11/19/2026 BY SYS