W1/2 OF W1/2 OF N1/2 OF NE1/4 OF
ORB 708-602, PB 1131-958, TD 125

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

2026

01-3S-16-01901-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	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

282 NW BREEZE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	7,100
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	52,100
SOH/AGL Deduction	16,450
ASSESSED VALUE	35,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,650
TOTAL JUST VALUE	52,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,100

XFOB:1:1: GUERDON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049335	Electrical Servic	0	03/04/2024
31995	M H	375	05/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/2439	4/14/2015	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: NORTHERN ALACHUA HO						
1255/2343	6/04/2013	TD	U	I	18	6,600
GRANTOR: CLERK OF COURT						
GRANTEE: NORTHERN ALACHUA HO						

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	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 7,100

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 04/18/2024 BY TW — Total Acres: 5.00 — Total Land Value: 45,000 — Market: 0 — Agricultural: 0 — Common: 45,000 — PRINTED 06/09/2026 BY SYS