LOT 19 SEDGEFIELD S/D PHASE 3.
WD 1079-1366, QC 1136-1205, QC 1

COPELAND PAUL MARK
14050 NW 89TH ST
ALACHUA, FL 32615

2026

03-6S-16-03767-319

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
DOR CODE	0700	MISC IMPROVED
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	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

134 SW SEDGEFIELD FARMS GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	24,500
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	89,500
SOH/AGL Deduction	4,500
ASSESSED VALUE	85,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,000
TOTAL JUST VALUE	89,500
NCON VALUE	24,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050014	New Residential C	90,000	11/03/2025
000049948	Right-of-Way Acce		05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1790	11/06/2023	WD	Q	V	01	75,000
GRANTOR: REYES CESIA J						
GRANTEE: COPELAND PAUL MARK						
1471/2547	7/22/2022	WD	Q	V	01	60,000
GRANTOR: MCCLAIN MARIA T						
GRANTEE: REYES CESIA J						

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	70	70	1.00	UT	24,500.00	24,500.00	100	2026	2025		100	24,500	

TOTAL OB/XF 24,500

LAND DESCRIPTION

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/22/2026 BY KS — Total Acres: 5.00 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 06/10/2026 BY SYS