

COMM AT SE COR OF LOT 1 BLOCK 23
 UNIT 4, RUN N 725 FT, E 25 FT FO
 FT, E 786.04 FT, S 436.68 FT S 8

ETHERIDGE GLEN LLC
 291 NW MAIN BLVD
 LAKE CITY, FL 32055

2026

05-4S-17-07659-004



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 58,500 TOTAL MARKET VALUE 58,500 SOH/AGL Deduction 0 ASSESSED VALUE 58,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 58,500 TOTAL JUST VALUE 58,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 58,500 | | | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM MKT AREA 06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 5417.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | BLD DATE | | LGL DATE | | XF DATE | | LAND DATE | | INC DATE | | AG DATE | | SALES DATA | | | | | | | | | |
| L N | 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 | OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1520/1948 8/01/2024 WD U V 11 100 GRANTOR: FITZHUGH OLIVIA M GRANTEE: UNIVERSITY OF FLORI 1520/1951 7/30/2024 WD Q V 05 350,000 GRANTOR: UNIVERSITY OF FLORIDA GRANTEE: ETHERIDGE GLEN LLC | | | | | | | | | | | | | | |
| BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 7.80 | AC | | 1.00 | 1.00 | 0.50 | 15,000.00 | 7,500.00 | 58,500 | | | | | | | | | | | | | | |
| REVIEW DATE 09/28/2016 BY DF Total Acres: 7.80 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 06/23/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |