

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									
																	<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 58,500 <b>TOTAL MARKET VALUE</b> 58,500 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 58,500 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 58,500 <b>TOTAL JUST VALUE</b> 58,500 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 58,500										
DOR CODE 0000 VACANT																	<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>										
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												<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / U      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										
TOTALS																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>										
EXTRA FEATURES																											
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											
																	<b>TOTAL OB/XF</b> 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										
<b>REVIEW DATE</b> 09/28/2016 <b>BY</b> DF      Total Acres: 7.80      Total Land Value: 58,500      Market: 0      Agricultural: 0      Common: 58,500 <b>PRINTED 05/08/2026 BY SYS</b>																											