

PARCEL "C" VICTORIA ACRES (DIVIS  
DESC AS: COMM NW COR OF SW1/4 OF  
FT FOR POB, CONT S 332.60 FT, E

PIARDI STEFANO M  
6124 SW 11TH PL, UNIT #A  
GAINESVILLE, FL 32607

2026

10-7S-16-04169-103



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: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 77,770 <b>TOTAL MARKET VALUE</b> 77,770 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 77,770 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 77,770 <b>TOTAL JUST VALUE</b> 77,770 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 95,950																	
DOR CODE		0000 VACANT																		<b>PERMIT NUM</b> 000054725 Electrical Servic 12/23/2025 000054716 Right-of-Way Acce 12/19/2025																	
MAP NUM		MKT AREA		02																		<b>SALES DATA</b> OFF RECORD Number DATE TYPE Q V RSN SALE 1554/2286 11/21/2025 WD Q V 01 85,000 GRANTOR: MCGINNIS VICTORIA GRANTEE: PIARDI STEFANO M															
NEIGHBORHOOD/LOC		10716.01		1.00/																		<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
																				BLD DATE XF DATE INC DATE														LGL DATE LAND DATE AG DATE			
TOTALS										1022 SW FRY AVE, FORT WHITE										05/06/2026 MLU																	
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>LAND DESCRIPTION</b> 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 10.10 AC 1.00 1.00 0.70 11,000.00 7,700.00 77,770																				
																	<b>TOTAL OB/XF</b> 0																				
REVIEW DATE		05/06/2026		BY		MLU		Total Acres: 10.10		Total Land Value: 77,770		Market: 0		Agricultural: 0		Common: 77,770		PRINTED 06/09/2026 BY SYS																			