PARCEL "D" VICTORIA ACRES (DIVIS
DESC AS: COMM NW COR OF SW1/4 OF
FT FOR POB, CONT S 332.82 FT, E

SCOTT COURTNEY D/SCOTT MICOLE M
10105 NW 25TH PL
GAINESVILLE, FL 32606

2027

10-7S-16-04169-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.01	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

984 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL LAND VALUE - MARKET	77,847
TOTAL MARKET VALUE	77,847
SOH/AGL Deduction	0
ASSESSED VALUE	77,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,847
TOTAL JUST VALUE	77,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055427	Right-of-Way Acce		04/07/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2185	12/08/2025	WD	Q	V	01	80,000

GRANTOR: MCGINNIS VICTORIA

GRANTEE: SCOTT COURTNEY D

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					10.11	AC		1.00	1.00	0.70	11,000.00	7,700.00	77,847							

REVIEW DATE 06/26/2026 BY NH Total Acres: 10.11 Total Land Value: 77,847 Market: 0 Agricultural: 0 Common: 77,847 PRINTED 11/18/2026 BY SYS