

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

2026

10-7S-16-04169-104



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: 3 Tax Dist: STANDARD 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 96,045										
DOR CODE 0000 VACANT																	PERMIT NUM 000055427 DESCRIPTION Right-of-Way Acce AMT ISSUED 04/07/2026										
MAP NUM																											
NEIGHBORHOOD/LOC 10716.01 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						984 SW FRY AVE, FORT WHITE																					
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												
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	SALES DATA										
																	OFF RECORD Number 1555/2185 DATE 12/08/2025 TYPE INST WD Q V I / RSN CD 01 SALE PRICE 80,000 GRANTOR: MCGINNIS VICTORIA GRANTEE: SCOTT COURTNEY D										
																	LAND DESCRIPTION										
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					10.11	AC		1.00	1.00	0.70	11,000.00	7,700.00	77,847										
																	TOTAL OB/XF 0										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.11 Total Land Value: 77,847 Market: 0 Agricultural: 0 Common: 77,847 PRINTED 06/08/2026 BY SYS																											