

PARCEL "E" VICTORIA ACRES (DIVIS  
DESC AS: BEG NW COR OF SW1/4 OF  
FT, E 1322.85 FT, N 332.76 FT TO

RHODES DILLON  
16320 NE 10TH ST  
GAINESVILLE, FL 32609

**2026**

10-7S-16-04169-105  


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> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 94,435 <b>TOTAL MARKET VALUE</b> 101,435 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 101,435 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 101,435 <b>TOTAL JUST VALUE</b> 101,435 <b>NCON VALUE</b> 160,924 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 95,950																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000054143      Mobile Home           09/24/2025 000054128      Right-of-Way Acce           09/23/2025																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1546/451</td> <td>7/17/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>110,000</td> </tr> </tbody> </table> GRANTOR: MCGINNIS VICTORIA GRANTEE: RHODES DILLON										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1546/451	7/17/2025	WD	Q	V	01	110,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1546/451	7/17/2025	WD	Q	V	01	110,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										902 SW FRY AVE, FORT WHITE BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 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																											
1	9945	Well/Sept	0	0	0	0			7,000.00	7,000.00	100	2026	2025		100	7,000																											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0					10.10	AC		1.00	0.85	0.85	11,000.00	9,350.00	94,435																										
<b>REVIEW DATE</b> 10/29/2025 <b>BY</b> JB    Total Acres: 10.10    Total Land Value: 94,435    Market: 0    Agricultural: 0    Common: 94,435 <b>PRINTED 06/08/2026 BY SYS</b>																																											