COMM NW COR OF NE1/4 OF SE1/4, S
POB, CONT S 455.12 FT, E 357.40
E 210 FT, S 210 FT TO S LINE OF

CONNER LYNDA
7115 NW COUNTY RD 235
ALACHUA, FL 32615

2027

13-2S-15-00050-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	71,820
TOTAL MARKET VALUE	72,320
SOH/AGL Deduction	7,926
ASSESSED VALUE	64,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,394
TOTAL JUST VALUE	72,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2148	5/16/2023	QC	U	I	11	100
GRANTOR: FREEMAN KATHRYN S						
GRANTEE: CONNER CHARLES DONA						
1304/1612	11/04/2015	LE	U	I	14	100
GRANTOR: ETHEL CONNER (AS TO A						
GRANTEE: KATHRYN S FREEMAN E						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2005	2005	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	9900	C	AC NON-AG	0					11.97	AC		1.00	0.80	0.80	7,500.00	6,000.00	71,820							

REVIEW DATE 06/01/2023 BY JB Total Acres: 11.97 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 11/17/2026 BY SYS