

COMM NW COR OF NW1/4 OF SW1/4,
 RUN S 164.93 FT FOR POB, CONT'
 S 289.50 FT, E 754.66 FT, N

THE GREENBRIER LLC
 20638 NW 78TH AVE
 ALACHUA, FL 32615

2026

13-4S-15-00356-001



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 7,000 TOTAL LAND VALUE - MARKET 75,400 TOTAL MARKET VALUE 82,400 SOH/AGL Deduction 27,566 ASSESSED VALUE 54,834 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,834 TOTAL JUST VALUE 82,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 74,860																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <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>1274/1668</td> <td>5/12/2014</td> <td>TD</td> <td>U</td> <td>V</td> <td>18</td> <td>6,500</td> </tr> </tbody> </table> GRANTOR: CLERK OF COURT GRANTEE: THE GREENBRIER LLC 0994/1297 8/05/2002 WD Q V 03 100 GRANTOR: GORDON & ETAL GRANTEE: MARTIN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1274/1668	5/12/2014	TD	U	V	18	6,500
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1274/1668	5/12/2014	TD	U	V	18	6,500																																					
TOTALS EXTRA FEATURES										709 SW MARCIS TER, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/22/2026 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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION										TOTAL OB/XF 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	0000	C	VAC RES	0		A-1	0.00	0.00	7.54	AC		1.00	1.00	1.00	10,000.00	10,000.00	75,400																										
REVIEW DATE 12/03/2024 BY JB Total Acres: 7.54 Total Land Value: 75,400 Market: 0 Agricultural: 0 Common: 75,400 PRINTED 06/23/2026 BY SYS																																											