

COMM SE COR OF SW1/4 OF SW1/4, N
POB, W 554.70 FT, N 393.43 FT, E
S 393.43 FT TO POB.

LEXINGTON ESTATES, LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

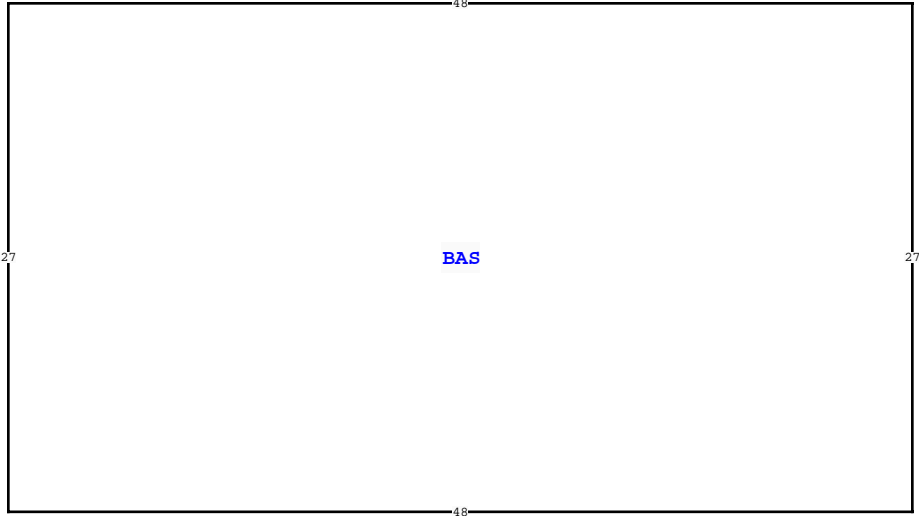
2026

13-7S-16-04203-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		77,938

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 0								
				Heated Area: 1296								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,938
TOTAL MARKET OB/XF VALUE			9,930
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			152,998
SOH/AGL Deduction			34,334
ASSESSED VALUE			118,664
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,664
TOTAL JUST VALUE			152,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1115	11/17/2014	TD	U	I	18	13,800
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES,						
1285/0394	11/17/2014	TD	U	I	18	13,800
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES,						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0040	BARN, POLE	0	0	48	14	672.00	UT	2.50	2.50

TOTAL OB/XF												
9,930												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/06/2026									
INC DATE		AG DATE	MLU									

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S27 E48 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							