

COMM NW COR OF NW1/4, E 765.08 F  
E 277.20 FT, S 787.19 FT, W 277.  
FT TO POB.

EAGLE ASSETS LLC  
20638 NW 78TH AVE  
ALACHUA, FL 32615

2026

13-7S-16-04203-011



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> 7,100 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 72,100 <b>SOH/AGL Deduction</b> 18,390 <b>ASSESSED VALUE</b> 53,710 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 53,710 <b>TOTAL JUST VALUE</b> 72,100 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 57,100 PRMT:1:1: JENKINS																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 21728      M H      250      04/12/2004 18499      M H      125      07/11/2001 17701      M H      125      12/01/2000																							
																				<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>1163/1605</td> <td>12/08/2008</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: M SULLIVAN CUST FOR T GRANTEE: EAGLE ASSETS LLC 0895/0676      1/07/2000      WD      Q      V      03      18,500 GRANTOR: M DODGE GRANTEE: M SULLIVAN CUSTODIA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1163/1605	12/08/2008	WD	Q	V	01	100
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1163/1605	12/08/2008	WD	Q	V	01	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										143 SW POLARIS TER, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																											
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 7,100																										
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	0700	C	MISC RES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000																										
<b>REVIEW DATE</b> 07/06/2015 <b>BY</b> TW      Total Acres: 5.00      Total Land Value: 65,000      Market: 0      Agricultural: 0      Common: 65,000 <b>PRINTED 05/12/2026 BY SYS</b>																																											