COMM NE COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT W 313.47 FT, CO
S 1324.56 FT, E 330.81 FT, N 132

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

2027

15-7S-16-04226-131

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	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

317 SW CUMBERLAND ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	21,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	25,454
SOH/AGL Deduction	1,765
ASSESSED VALUE	23,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,689
TOTAL JUST VALUE	131,110
NCON VALUE	14,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,110

SALE:1:1: SALE INCL LOTS 26, 29, 30, 31 & 36

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043322	Solar Power Syste	53,000	12/07/2021
39131	M H	0	01/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1765	12/14/2018	WD	Q	V	01	41,000
GRANTOR: BRENDA LADD TRUSTEE						
GRANTEE: LEXINGTON ESTATES L						
1197/2547	7/16/2010	WD	U	V	11	100
GRANTOR: KIMBERLY J. KRAUSE						
GRANTEE: BRENDA LADD TRUSTEE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	12	32	1.00	UT	4,500.00	4,500.00	100	2027	2026		100	4,500	
3	0030	BARN,MT	0	0	20	30	1.00	UT	9,500.00	9,500.00	100	2027	2026		100	9,500	

LAND DESCRIPTION

TOTAL OB/XF 21,000

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	5500	A	TIMBER 2	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	445.00	445.00	4,454							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 08/26/2026 BY NH Total Acres: 10.01 Total Land Value: 4,454 Market: 110,110 Agricultural: 4,454 Common: 0 PRINTED 11/17/2026 BY SYS