COMM NW COR, RUN E 664.13 FT FOR 666.35 FT, S 662.01 FT, W 662.25 FT TO POB. (AKA LOT 52 52 SHILOH

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

2027

15-7S-16-04226-152

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

485 SW SALLIEWOOD CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,900
TOTAL LAND VALUE - MARKET	110,990
TOTAL MARKET VALUE	20,390
SOH/AGL Deduction	0
ASSESSED VALUE	20,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,390
TOTAL JUST VALUE	126,890
NCON VALUE	15,900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,990

SALE:1:1: SALE INCLUDED LOT 50 WHICH DOWE NOT JOIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050775	Electrical Servic	0	09/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/1287	11/16/2008	WD	Q	V	01	100
GRANTOR: THOMAS SULLIVAN CUST						
GRANTEE: EAGLE ASSETS LLC						
1000/0773	11/15/2003	WD	Q	V		26,500
GRANTOR: HEDRICK & WOOTEN						
GRANTEE: MARK P SULLIVAN FOR						

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	0030	BARN,MT	0	0	25	30	1.00	UT	11,500.00	11,500.00	100	2027	2026		100	11,500	
2	0251	LEAN TO W/	0	0	12	30	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2027	2026		100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 15,900

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	10.09	AC		1.00	1.00	1.00	445.00	445.00	4,490							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,990							

REVIEW DATE 08/31/2026 BY NH Total Acres: 10.09 Total Land Value: 4,490 Market: 110,990 Agricultural: 4,490 Common: 0 PRINTED 11/17/2026 BY SYS