

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

2026

15-7S-16-04226-152



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 0 TOTAL LAND VALUE - MARKET 110,990 TOTAL MARKET VALUE 4,490 SOH/AGL Deduction 0 ASSESSED VALUE 4,490 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,490 TOTAL JUST VALUE 110,990 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,855											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
DOR CODE 5500 TIMBERLAND 80-89										MAP NUM MKT AREA 02										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 15716.010 1.00/										000050775 Electrical Servic 0 09/10/2024											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES										485 SW SALLIEWOOD CT, FORT WHITE										BUILDING NOTES											
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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/06/2026 BY MLU Total Acres: 10.09 Total Land Value: 4,490 Market: 110,990 Agricultural: 4,490 Common: 0 PRINTED 05/13/2026 BY SYS																															