LOT 18 SUWANNEE HIGHLANDS S/D.
ORB 669-630, TD 1200-578,
QUIET TITLE ORB 1209-364

NORTHERN ALACHUA HOLDINGS LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

2026

16-2S-16-01631-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.010 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

328 NW LANDRESS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	25,000
SOH/AGL Deduction	8,090
ASSESSED VALUE	16,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,910
TOTAL JUST VALUE	25,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30885	M H	464	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1209/0364	2/02/2011	QT	U	I	18	100
GRANTOR: CLERK OF COURT (JEROL						
GRANTEE: NORTHERN ALACHUA HO						
1200/0578	8/09/2010	TD	U	I	18	5,900
GRANTOR: CLERK OF COURT (JEROL						
GRANTEE: NORTHERN ALACHUA HO						

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS