

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


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 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											
DOR CODE		0700 MISC IMPROVED																													
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 328 NW LANDRESS TER, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU																															
EXTRA FEATURES																															
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	9945	Well/Sept	0	0	0	0			7,000.00	7,000.00	100			3	100	7,000															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
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 06/23/2026 BY SYS																															

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