COMM NW COR OF SEC, E 25 FT TO E RD, CONT E 815.61 FT, S 850.40 F POB, CONT S 283.5 FT, E 777.93 F

WARD JUSTIN/WARD BRITNEY
13505 NW 137TH PL
ALACHUA, FL 32615

2027

16-6S-16-03832-204

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL LAND VALUE - MARKET	81,250
TOTAL MARKET VALUE	81,250
SOH/AGL Deduction	14,700
ASSESSED VALUE	66,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,550
TOTAL JUST VALUE	81,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1956	12/14/2024	WD	U	V	12	81,500
GRANTOR: ANDERSON MORTGAGE HOL						
GRANTEE: WARD JUSTIN						
1472/1889	11/12/2021	QC	U	V	11	1,000
GRANTOR: DE SOUZA AILTON CARLO						
GRANTEE: ANDERSON MORTGAGE H						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	65,000.00	81,250.00	81,250							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.30 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 11/16/2026 BY SYS