

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

2026

16-6S-16-03832-204



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 81,250 TOTAL MARKET VALUE 81,250 SOH/AGL Deduction 20,750 ASSESSED VALUE 60,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,500 TOTAL JUST VALUE 81,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000											
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															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q / V / RSN 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											
TOTALS																				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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
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	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 05/12/2026 BY SYS																															