W1/2 OF NE1/4 & W1/2 OF SE1/4 AS CR-18.

26212 NW CR 241, LLC
26520 NW 148 TER
ALACHUA, FL 32615

2026

19-6S-18-10624-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6900	MISC AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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

3617 SE COUNTY ROAD 18, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	541,200
TOTAL MARKET VALUE	140,700
SOH/AGL Deduction	912
ASSESSED VALUE	139,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,788
TOTAL JUST VALUE	541,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055636	Electrical Servic		05/08/2026
000055637	Electrical Servic		05/08/2026
000055638	Electrical Servic		05/08/2026
000055639	Electrical Servic		05/08/2026
000051390	Electrical Servic	50,000	03/17/2026
000055071	New Residential C	533,906	02/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1685	5/30/2024	WD	Q	V	05	800,000
GRANTOR: DAVIS JAMES W						
GRANTEE: 26212 NW CR 241, LL						
1437/1756	5/10/2021	WD	Q	V	05	600,000
GRANTOR: ENGLAND GLORIA REBECC						
GRANTEE: DAVIS JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

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	9900	C	AC NON-AG	0					18.24	AC		1.00	1.00	1.00	5,000.00	5,000.00	91,200							
2	6900	A	ORNAMENTAL	0					90.00	AC		1.00	1.00	1.00	550.00	550.00	49,500							
3	9910	M	MKT.VAL.AG	0					90.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	450,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 108.24 Total Land Value: 140,700 Market: 450,000 Agricultural: 49,500 Common: 91,200 PRINTED 06/09/2026 BY SYS