

75 FT OFF E END LOT 25 & ALL LOT
73 FT LOT 27 PINE NEEDLES ESTATE

JOHNSON JEFFERSON P/ROBINSON VINCON S
27605 NW COUNTY ROAD 239
ALACHUA, FL 32615-3346

2026

20-3S-17-05269-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,000 TOTAL LAND VALUE - MARKET 36,550 TOTAL MARKET VALUE 46,550 SOH/AGL Deduction 0 ASSESSED VALUE 46,550 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,550 TOTAL JUST VALUE 46,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,050																							
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED 000044597 Electrical Servic 0 06/03/2022																							
MAP NUM		MKT AREA 07																																									
NEIGHBORHOOD/LOC		20317.020 1.00/																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1532/2241</td> <td>2/05/2025</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>60,000</td> </tr> </tbody> </table> GRANTOR: MIDDLETON SIMON GRANTEE: JOHNSON JEFFERSON P 1464/1468 4/14/2022 WD Q I 01 50,000 GRANTOR: STRICKLAND S F JR GRANTEE: MIDDLETON SIMON										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1532/2241	2/05/2025	WD	Q	I	01	60,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1532/2241	2/05/2025	WD	Q	I	01	60,000																																					
TOTALS																																											
EXTRA FEATURES										1913 N US HIGHWAY 441 , LAKE CITY																																	
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	0297	SHED CONCR	0 0	0 0	1.00	UT	10,000.00	10,000.00	100	0	0	3	100	10,000																													
LAND DESCRIPTION										TOTAL OB/XF 10,000																																	
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	CONSVR																			
1	0700	C	MISC RES	0		00	0.00	0.00	36,550.00	SF		1.00	1.00	1.00	1.00	1.00	36,550																										
REVIEW DATE 05/28/2025 BY TP Total Acres: 0.84 Total Land Value: 36,550 Market: 0 Agricultural: 0 Common: 36,550 PRINTED 06/22/2026 BY SYS																																											