S1/2 OF GOVT LOT 2 SOUTH OF RD &
LOTS 5 & 6.

ALACHUA CONSERVATION TRUST, INC
7204 SE COUNTY ROAD 234
GAINESVILLE, FL 32641

2026

20-7S-16-04265-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20716.00 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

5682 SW COUNTY ROAD 138, FORT WHITE

BLD DATE		LGL DATE	05/03/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,353,750
TOTAL MARKET VALUE		1,353,750
SOH/AGL Deduction		0
ASSESSED VALUE		1,353,750
TOTAL EXEMPTION VALUE	10	1,353,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,353,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,353,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2110	7/21/2021	WD	U	V	17	1,955,700

GRANTOR: WILLIAM D KENT AS

GRANTEE: ALACHUA CONSERVATIO

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	9900	C	AC NON-AG	0		A-14	000.00	200.00	180.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	1,353,750							

REVIEW DATE 05/03/2023 BY MLU Total Acres: 180.50 Total Land Value: 1,353,750 Market: 0 Agricultural: 0 Common: 1,353,750 PRINTED 06/09/2026 BY SYS