S1/2 OF SE1/4 EX RD R/W.

681-480, 767-113, 785-2296-2298,

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

2027

22-7S-16-04295-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	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

3770 SW COUNTY ROAD 138, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/13/2022 SPF

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		7,000
TOTAL LAND VALUE - MARKET		434,500
TOTAL MARKET VALUE		441,500
SOH/AGL Deduction		0
ASSESSED VALUE		441,500
TOTAL EXEMPTION VALUE	10	441,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		441,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054930	Electrical Servic		02/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/499	8/15/2025	WD	Q	I	05	2,120,000
GRANTOR: SANTA FE SPRINGS LLC						
GRANTEE: ALACHUA CONSERVATIO						
1063/0958	10/03/2005	WD	Q	V	02	4,500,000
GRANTOR: LANGSTON HOLLAND						
GRANTEE: SANTA FE SPRINGS						

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
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9901	C	AC/XFOB	0					79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 79.00 Total Land Value: 434,500 Market: 0 Agricultural: 0 Common: 434,500 PRINTED 11/17/2026 BY SYS