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

**2026**

**22-7S-16-04295-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| 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, FORT WHITE

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0020 | BARN,FR | 0 | 0 | 30 | 60 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| | | | | | | | | | | | | | | | | | |
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## 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 | | 7,500 |
| TOTAL LAND VALUE - MARKET | | 434,500 |
| TOTAL MARKET VALUE | | 442,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 442,000 |
| TOTAL EXEMPTION VALUE | 10 | 442,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 442,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 718,500 |

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

## LAND DESCRIPTION

TOTAL OB/XF 7,500

| 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 | | | | | 79.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 434,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/29/2026 BY TP Total Acres: 79.00 Total Land Value: 434,500 Market: 0 Agricultural: 0 Common: 434,500 PRINTED 06/09/2026 BY SYS