

COMM NE COR OF SE 1/4 OF NW1/4 S
 FT FOR POB, W 330.71 FT, S 1301
 R/W CR 138 ON A CURVE, SE ALONG

LEXINGTON ESTATES LLC
 20638 NW 78TH AVE
 ALACHUA, FL 32615

2026

23-7S-16-04298-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 5,505 ASSESSED VALUE 104,605 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,605 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 23716.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU 05/12/2023 SPF											
EXTRA FEATURES																															
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															
LAND DESCRIPTION																				TOTAL OB/XF 0											
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	CONSRV							
1	0000	C	VAC RES	0					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/08/2026 BY SYS																															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1148/2414	4/17/2008	WD	Q	V	01	100			
GRANTOR: MARK P SULLIVAN									
GRANTEE: LEXINGTON ESTATES L									
0984/0607	5/23/2003	WD	Q	V		30,000			
GRANTOR: SYBIL G & WILBERT A E									
GRANTEE: MARK P SULLIVAN									

BUILDING NOTES									

BUILDING DIMENSIONS									