COMM NE COR OF NW1/4, RUN W 1760
RUN S 990 FT, W 880 FT, N 990 FT
POB. EX CO RD R/W TAKEN PRCL 8 A

BRUSHA VONCEA
909 NW 101ST DR
GAINESVILLE, FL 32606

2027

25-5S-16-03713-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.00	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

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	0
TOTAL LAND VALUE - MARKET	142,650
TOTAL MARKET VALUE	142,650
SOH/AGL Deduction	37,912
ASSESSED VALUE	104,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,738
TOTAL JUST VALUE	142,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	9630	C	SWAMP	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	270.00	270.00	810							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	15.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	141,840							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.76 Total Land Value: 142,650 Market: 0 Agricultural: 0 Common: 142,650 PRINTED 11/17/2026 BY SYS