(AKA LOT 8 THREE RIVERS EST S/D FOLLOWS): COMM AT NE COR RUN S 1 TO POB, CONT W 332.23 FT, S 1328

THE HERMITAGE LLC
20638 NW 78 AVE
ALACHUA, FL 32615

2026

25-6S-15-00519-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25615.00	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

359 SW ILLINOIS ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	8,500
TOTAL LAND VALUE - MARKET	83,490
TOTAL MARKET VALUE	91,990
SOH/AGL Deduction	29,473
ASSESSED VALUE	62,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,517
TOTAL JUST VALUE	91,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35403	M H	518	06/06/2017
35225	PUMP/UTPOL	50	04/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1158	6/30/2015	FJ	U	V	18	0
GRANTOR: CLERK OF COURT (ROMA						
GRANTEE: THE HERMITAGE LLC (						
1289/2549	2/26/2015	TD	U	V	18	34,500
GRANTOR: CLERK OF COURT (ROMA						
GRANTEE: THE HERMITAGE LLC						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
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 8,500

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	0700	C	MISC RES	0			0.00	0.00	10.12	AC		1.00	1.00	0.75	11,000.00	8,250.00	83,490							

REVIEW DATE 06/28/2017 BY TW Total Acres: 10.12 Total Land Value: 83,490 Market: 0 Agricultural: 0 Common: 83,490 PRINTED 06/23/2026 BY SYS