(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**

## COLUMBIA COUNTY PROPERTY



### 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 | |

### 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 05/08/2026 BY SYS