LOT 9 ARROW HEAD ACRES S/D.

WD 816-2026, 818-2033, 828-1947,

NORTHERN ALACHUA HOLDINGS LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

2027

25-6S-16-03935-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

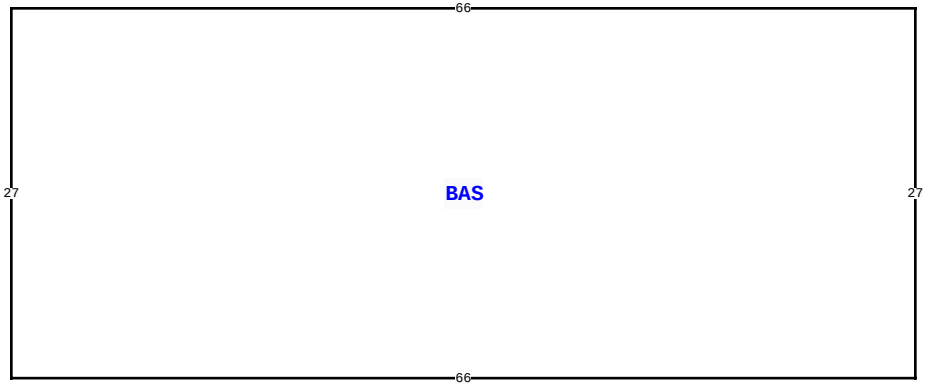
NEIGHBORHOOD/LOC 25616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	100,362
TOTALS	1,782			1,782	100,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	110.1050	102.40	182,477	1994	1994	0	0	0	45.00	55.00

4 MANUF 1 0% - 0 Heated Area: 1782 HX Base Yr



242 SW UNICORN CT, FORT WHITE

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

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,362
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	174,892
SOH/AGL Deduction	27,912
ASSESSED VALUE	146,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,980
TOTAL JUST VALUE	174,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,970

BLDG:2:1: OAKWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13957	M H	125	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/2403	4/17/2008	WD	Q	I	01	100
GRANTOR: MARK & NANCY SULLIVAN						
GRANTEE: NORTHERN ALACHUA HO						
1058/2465	9/20/2005	TD	Q	I	01	49,100
GRANTOR: CLERK OF COURT						
GRANTEE: MARK & NANCY SULLIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0200	C	MBL HM	0		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/29/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS