LOT 24 QUAIL RIDGE S/D
ORB 896-178, 983-350.
TD 1124-2077, QT 1143-1969,

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

2027

26-6S-16-04066-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.010	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

554 SW COOK ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,650
TOTAL LAND VALUE - MARKET	42,120
TOTAL MARKET VALUE	50,770
SOH/AGL Deduction	4,741
ASSESSED VALUE	46,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,029
TOTAL JUST VALUE	50,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,770

SALE:1:1: DUMPING LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046710	Roof Replacement	10,250	03/09/2023
29926	M H	560	02/10/2012
20788	M H	125	06/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/2077	7/11/2007	TD	Q	V	01	35,100
GRANTOR: CLERK OF COURT(MCCUMB						
GRANTEE: NORTHERN ALACHUA HO						
0983/0350	5/12/2003	WD	U	V	07	18,000
GRANTOR: DAVID L & CAROLINE PO						
GRANTEE: DEREK E MCCUMBER						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	650.00	650.00	100	2026	2025		100	650	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	0000	C	VAC RES	0		00	0.00	0.00	4.05	AC		1.00	1.00	0.80	13,000.00	10,400.00	42,120							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.05 Total Land Value: 42,120 Market: 0 Agricultural: 0 Common: 42,120 PRINTED 11/17/2026 BY SYS