

LOT 4 FAIRVIEW ESTATES S/D.
 ORB 753-658, 829-2238,
 WD 1148-2425

FLYING FARMER LLC
 20638 NW 78TH AVE
 ALACHUA, FL 32615

2026

26-7S-16-04323-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 18,200 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 46,200 SOH/AGL Deduction 1,346 ASSESSED VALUE 44,854 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 44,854 TOTAL JUST VALUE 46,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 43,200 LAND:1:1: 1.28 AC. SALE:1:1: LOT 4, FAIRVIEW ESTATES											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		26716.010 1.00/																		31459		TR/TRAILER		189		09/17/2013					
NEIGHBORHOOD/LOC																				10106		M H		125		08/18/1995					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1148/2425 4/15/2008 WD Q V 01 100 GRANTOR: MARK SULLIVAN GRANTEE: FLYING FARMER LLC 0753/0658 11/18/1991 WD Q V 4,500 GRANTOR: HOUSTON MEANS GRANTEE: SULLIVAN															
TOTALS		458 SW NORMANDY DR, FORT WHITE																		BLD DATE		LGL DATE		05/08/2026		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
L N	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	12 36	432.00	UT	25.00	25.00	100	2016	2016	3	100	10,800																	
2	0261	PRCH, UOP	0 0	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400																	
3	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
TOTAL OB/XF															18,200																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000														
REVIEW DATE 09/12/2016 BY DF Total Acres: 1.14 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/22/2026 BY SYS																															