

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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 18,200 <b>TOTAL LAND VALUE - MARKET</b> 28,000 <b>TOTAL MARKET VALUE</b> 46,200 SOH/AGL Deduction 1,346 <b>ASSESSED VALUE</b> 44,854 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 44,854 <b>TOTAL JUST VALUE</b> 46,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 43,200 LAND:1:1: 1.28 AC. SALE:1:1: LOT 4, FAIRVIEW ESTATES											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		MKT AREA								02																					
NEIGHBORHOOD/LOC		26716.010 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
EXTRA FEATURES										458 SW NORMANDY DR, FORT WHITE																					
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			3	100	10,800															
2	0261	PRCH, UOP	0	0	0	0			1.00	UT	0.00			3	100	400															
3	9945	Well/Sept	0	0	0	0			1.00	UT	7,000.00			3	100	7,000															
LAND DESCRIPTION										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 05/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31459	TR/TRAILER	189	09/17/2013
10106	M H	125	08/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	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						

BUILDING NOTES																								
BUILDING DIMENSIONS																								