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

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

2027

26-7S-16-04323-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

458 SW NORMANDY DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	18,200
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	46,200
SOH/AGL Deduction	0
ASSESSED VALUE	46,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,200
TOTAL JUST VALUE	46,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,200

LAND:1:1: 1.28 AC.

SALE:1:1: LOT 4, FAIRVIEW ESTATES

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 18,200

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		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 11/17/2026 BY SYS