N1/2 OF NW1/4 OF NW1/4.

681-480, 785-2296 THRU 785-2298,

ALACHUA CONSERVATION TRUST INC
7204 SE COUNTY ROAD 234
GAINESVILLE, FL 32641

2027

26-7S-16-04327-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		170,000
SOH/AGL Deduction		0
ASSESSED VALUE		170,000
TOTAL EXEMPTION VALUE	10	170,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/499	8/15/2025	WD	Q	I	05	2,120,000
GRANTOR: SANTA FE SPRINGS LLC						
GRANTEE: ALACHUA CONSERVATIO						
1063/0958	10/03/2005	WD	Q	V	02	4,500,000
GRANTOR: LANGSTON HOLLAND						
GRANTEE: SANTA FE SPRINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					20.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	170,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/17/2026 BY SYS