

LOT 13 BLOCK A COUNTRY LANE  
ESTATES S/D. ORB 851-2433,  
TD 1274-2397, QUIET TITLE

THE HERMITAGE LLC  
20638 NW 78TH AVE  
ALACHUA, FL 32615

2026

28-2S-16-01771-113



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> 0 <b>TOTAL LAND VALUE - MARKET</b> 50,000 <b>TOTAL MARKET VALUE</b> 50,000 <b>SOH/AGL Deduction</b> 9,188 <b>ASSESSED VALUE</b> 40,812 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 40,812 <b>TOTAL JUST VALUE</b> 50,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 45,000																							
DOR CODE 0000 VACANT																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
MAP NUM      MKT AREA      03																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1274/2397</td> <td>5/20/2014</td> <td>TD</td> <td>U</td> <td>V</td> <td>18</td> <td>9,000</td> </tr> </tbody> </table> GRANTOR: CLERK OF COURT GRANTEE: THE HERMITAGE LLC 0851/2433      1/07/1998      WD      Q      V      12,500 GRANTOR: ROGERS & WOODLAND GRANTEE: DELINDA RAY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1274/2397	5/20/2014	TD	U	V	18	9,000
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NEIGHBORHOOD/LOC 28216.010 1.00/																				<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
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EXTRA FEATURES																				<b>BUILDING NOTES</b>   																							
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																											
LAND DESCRIPTION										TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																										
REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/22/2026 BY SYS																																											