BEG AT NW COR OF SE1/4 OF NE1/4,
2740.06 FT, S 1515.53 FT, NE 132
600.66 FT TO N R/W US HWY 90, E

TARA LUNA LLC
3911 NW 26TH TERR
GAINESVILLE, FL 32605

2027

29-3S-16-02382-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	1,043,907
TOTAL MARKET VALUE	1,043,907
SOH/AGL Deduction	0
ASSESSED VALUE	1,043,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,043,907
TOTAL JUST VALUE	1,043,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,043,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/444	6/05/2023	WD	Q	I	05	2,060,000
GRANTOR: FOREST LAKE LAND TRUS						
GRANTEE: TARA LUNA LLC						
1022/2761	8/06/2004	TD	Q	V	02	1,630,200
GRANTOR: T BROWN, TRSTEE OF C						
GRANTEE: D CRAPPS & R COLE T						

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

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	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	21.50	AC		1.00	1.00	1.00	175.00	175.00	3,762							
2	9900	C	AC NON-AG	0					122.37	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,040,145							

REVIEW DATE 07/25/2023 BY ME Total Acres: 143.87 Total Land Value: 1,043,907 Market: 0 Agricultural: 0 Common: 1,043,907 PRINTED 11/16/2026 BY SYS