NE1/4 AS LIES W OF OLUSTEE CREEK
OF SE1/4 OF SW1/4 & S1/2 OF S1/2
1115 FT OF SW1/4 OF SE1/4 & N1/2

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

2027

29-6S-18-10648-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		21,290
TOTAL LAND VALUE - MARKET		1,096,900
TOTAL MARKET VALUE		1,118,190
SOH/AGL Deduction		0
ASSESSED VALUE		1,118,190
TOTAL EXEMPTION VALUE	10	1,118,190
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,118,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,118,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20714	M H	125	05/19/2003
7432	M H	60	08/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1158	5/27/2020	QC	U	V	11	100
GRANTOR: TRACY COATES AS PR OF						
GRANTEE: ALACHUA CONSERVATIO						
1412/1154	5/27/2020	WD	U	V	19	198,700
GRANTOR: TRACY COATES AS PR OF						
GRANTEE: ALACHUA CONSERVATIO						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1,276.00	UT	10.00	10.00	25	2013	2013	3	25	3,190	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	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 21,290

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					45.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	225,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	13.21	AC		1.00	1.00	1.00	5,000.00	5,000.00	66,050							
3	9900	C	AC NON-AG	0					20.83	AC		1.00	1.00	1.00	5,000.00	5,000.00	104,150							
4	9900	C	AC NON-AG	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	75,000							
5	9900	C	AC NON-AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	75,000							
6	9900	C	AC NON-AG	0					25.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	125,000							

REVIEW DATE 10/08/2015 BY DF — Total Acres: 219.38 — Total Land Value: 1,096,900 — Market: 0 — Agricultural: 0 — Common: 1,096,900 — PRINTED 11/17/2026 BY SYS

NE1/4 AS LIES W OF OLUSTEE CREEK OF SE1/4 OF SW1/4 & S1/2 OF S1/2 1115 FT OF SW1/4 OF SE1/4 & N1/2

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

2027

29-6S-18-10648-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		21,290
TOTAL LAND VALUE - MARKET		1,096,900
TOTAL MARKET VALUE		1,118,190
SOH/AGL Deduction		0
ASSESSED VALUE		1,118,190
TOTAL EXEMPTION VALUE	10	1,118,190
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,118,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,118,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1158	5/27/2020	QC	U	V	11	100
GRANTOR: TRACY COATES AS PR OF						
GRANTEE: ALACHUA CONSERVATIO						
1412/1154	5/27/2020	WD	U	V	19	198,700
GRANTOR: TRACY COATES AS PR OF						
GRANTEE: ALACHUA CONSERVATIO						

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
7	9900	C	AC NON-AG	0					85.34	AC		1.00	1.00	1.00	5,000.00	5,000.00	426,700							

REVIEW DATE 10/08/2015 BY DF Total Acres: 219.38 Total Land Value: 1,096,900 Market: 0 Agricultural: 0 Common: 1,096,900 PRINTED 11/17/2026 BY SYS