

LOT 28 SASSAFRAS ACRES S/D.
 ORB 319-422, 875-1263, TD 1285
 -397,

LEXINGTON ESTATES, LLC
 20638 NW 78TH AVE
 ALACHUA, FL 32615

2026

30-7S-17-10068-028


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									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 18,540 TOTAL MARKET VALUE 25,540 SOH/AGL Deduction 5,709 ASSESSED VALUE 19,831 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,831 TOTAL JUST VALUE 25,540 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,420										
DOR CODE 0700 MISC IMPROVED																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 30717.040 1.00/																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1285/0397 11/17/2014 TD U V 18 4,000 GRANTOR: CLERK OF COURT GRANTEE: LEXINGTON ESTATES, 0597/0106 11/01/1981 WD Q V 01 3,000 GRANTOR: GRANTEE:										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						1653 SW BOBCAT DR, FORT WHITE											BUILDING DIMENSIONS										
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												
1	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 7,000										
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		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540										
REVIEW DATE 01/29/2018 BY DF Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 06/08/2026 BY SYS																											