

COMM SW COR LOT 17 BLOCK 1
 IDLEAWILE S/D, RUN W 100 FT TO
 W R/W GWEN LAKE BLVD FOR POB,

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

2026

31-3S-17-06060-000



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 STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 12,707 TOTAL MARKET VALUE 12,707 SOH/AGL Deduction 0 ASSESSED VALUE 12,707 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,707 TOTAL JUST VALUE 12,707 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,707											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1368/2480 9/18/2018 FJ U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: LEXINGTON ESTATES L 1360/2704 5/23/2018 TD U V 18 4,200 GRANTOR: CLERK OF COURT GRANTEE: LEXINGTON ESTATES L											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 06										XF DATE										LAND DATE 04/27/2022 MLU											
NEIGHBORHOOD/LOC 31317.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										1232 NW ALASKA GLN, LAKE CITY																					
EXTRA FEATURES																															
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																
																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		*RSF-2	0.00	0.00	133,759.05	SF		1.00	1.00	0.10	0.95	0.10	12,707														
REVIEW DATE 04/27/2022 BY MLU Total Acres: 3.07 Total Land Value: 12,707 Market: 0 Agricultural: 0 Common: 12,707 PRINTED 05/08/2026 BY SYS																															