

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																																																								
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 12,707 <b>TOTAL MARKET VALUE</b> 12,707 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 12,707 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 12,707 <b>TOTAL JUST VALUE</b> 12,707 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 12,707																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<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>1368/2480</td> <td>9/18/2018</td> <td>FJ</td> <td>U</td> <td>V</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT</td> </tr> <tr> <td colspan="7">GRANTEE: LEXINGTON ESTATES L</td> </tr> <tr> <td>1360/2704</td> <td>5/23/2018</td> <td>TD</td> <td>U</td> <td>V</td> <td>18</td> <td>4,200</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT</td> </tr> <tr> <td colspan="7">GRANTEE: LEXINGTON ESTATES L</td> </tr> </tbody> </table>										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						
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<b>TOTALS</b> <b>EXTRA FEATURES</b> 1232 NW ALASKA GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/27/2022 MLU																																																										
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																																																														
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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																																																													
<b>REVIEW DATE</b> 04/27/2022 <b>BY</b> MLU Total Acres: 3.07 Total Land Value: 12,707 Market: 0 Agricultural: 0 Common: 12,707 <b>PRINTED 06/23/2026 BY SYS</b>																																																																														