COMM SW COR LOT 17 BLOCK 1 IDLEA
FT TO W R/W GWEN LAKE BLVD FOR P
GWEN LAKE BLVD 166 FT, W 417.12

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

2027

31-3S-17-06060-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	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

1232 NW ALASKA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

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						

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	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 11/17/2026 BY SYS