BEG NW COR SEC, RUN E 747.37
FT, S APPROX 940 FT TO C/L OF
OLUSTEE CREEK, RUN W'RLY ALONG

DAVIS CLINTON S
17825 NW 278TH AVE
ALACHUA, FL 32615

2027

31-5S-18-10612-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,760
TOTAL MARKET VALUE	4,533
SOH/AGL Deduction	0
ASSESSED VALUE	4,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,533
TOTAL JUST VALUE	159,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0165	5/25/2017	WD	U	V	30	100
GRANTOR: MARY ANN CRAWFORD						
GRANTEE: CLINTON S DAVIS						
1297/2102	5/13/2015	WD	U	V	30	100
GRANTOR: MARY ANN CRAWFORD & J						
GRANTEE: MARY ANN CRAWFORD						

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	19.97	AC		1.00	1.00	1.00	227.00	227.00	4,533							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	19.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	159,760							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.97 Total Land Value: 4,533 Market: 159,760 Agricultural: 4,533 Common: 0 PRINTED 11/17/2026 BY SYS