

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

2026

31-5S-18-10612-002


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: 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 119,820											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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														
LAND DESCRIPTION																	TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/10/2026 BY SYS																															