N1/2 OF SW1/4 OF SW1/4 OF NW1/4. 898-2590, QC 1034-1744, QC 1105-1115, WD 1269-

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

**2027**

**31-6S-16-04010-009**

## BUILDING CHARACTERISTICS

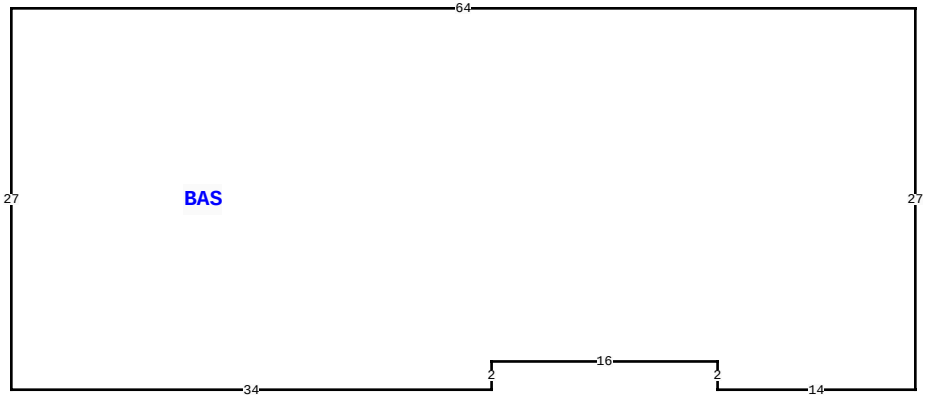
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,696 | 100 | | 1,696 | 47,990 |
| TOTALS | 1,696 | | | 1,696 | 47,990 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,696 | 117.9000 | 70.74 | 119,975 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 0 Heated Area: 1696 HX Base Yr




219 SW DAKOTA CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |
| 3 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2026 | 2025 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 47,990 |
| TOTAL MARKET OB/XF VALUE | 8,000 |
| TOTAL LAND VALUE - MARKET | 52,000 |
| TOTAL MARKET VALUE | 107,990 |
| SOH/AGL Deduction | 18,044 |
| ASSESSED VALUE | 89,946 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,946 |
| TOTAL JUST VALUE | 107,990 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,990 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31802 | M H | 595 | 03/12/2014 |
| 17259 | M H | 125 | 07/28/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1379/2301 | 3/07/2019 | FJ | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: LEXINGTON ESTATES L | | | | | | |
| 1372/2503 | 11/19/2018 | TD | U | I | 18 | 28,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: LEXINGTON ESTATES L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S27 E34 N2 E16 S2 E14 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,000

| 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 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.80 | 13,000.00 | 10,400.00 | 52,000 | | | | | | | |

REVIEW DATE 06/22/2026 BY AJ Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/16/2026 BY SYS