2 AC OFF S SIDE OF NW1/4 OF SW1/
N SIDE OF SW1/4 OF SW1/4. ALL LY
TUSTENUGGEE CHURCH RD BEING 5.20

SMITH JAMES C
14298 NW 159TH PL
ALACHUA, FL 32615

2026

32-6S-17-09830-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	67,600
TOTAL MARKET VALUE	68,600
SOH/AGL Deduction	16,742
ASSESSED VALUE	51,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,858
TOTAL JUST VALUE	68,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,000

SALE:2:1: MOTHER TO SON

XFOB:1:1: OLD HOUSE NOT LIVABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/0976	11/04/1996	WD	Q	I	02	100
GRANTOR: JOEL S NIBLACK						
GRANTEE: JAMES C SMITH						
0767/0767	11/04/1992	WD	Q	I	03	0
GRANTOR: FANNIE MAE NIBLACK						
GRANTEE: JOEL S NIBLACK						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0700	C	MISC RES	0		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	54,600							

REVIEW DATE 10/31/2017 BY DF Total Acres: 5.20 Total Land Value: 67,600 Market: 0 Agricultural: 0 Common: 67,600 PRINTED 06/10/2026 BY SYS