COMM NE COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT W 313.47 FT, CO
S 1324.56 FT, E 330.81 FT, N 132

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

2022

15-7S-16-04226-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD	15716.010		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

317 SW CUMBERLAND St, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,912
TOTAL MARKET VALUE	7,474
SOH/AGL Deduction	0
ASSESSED VALUE	7,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,474
TOTAL JUST VALUE	47,912
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,912

SALE:1:1: SALE INCL LOTS 26, 29, 30, 31 & 36

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1	12/14/2018	WD	Q	V	01	41,000
GRANTOR: BRENDA LADD TRUSTEE						
GRANTEE: LEXINGTON ESTATES L						
2	7/16/2010	WD	U	V	11	100
GRANTOR: KIMBERLY J. KRAUSE						
GRANTEE: BRENDA LADD TRUSTEE						

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	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	5500	TIMBER 2	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	422.00	422.00	4,224							
2	9910	MKT.VAL.AG	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	4,461.74	4,461.74	44,662							
3	9945	WELL/SEPT	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 01/29/2020 BY JBRP Total Acres: 10.01 Total Land Value: 7,474 Market: 44,662 Agricultural: 4,224 Common: 3,250 PRINTED 11/11/2021