

19930 N US HWY 441, HIGH SPRINGS, FL, 32643

office | parcel 00209-000-000 | Alachua County, FL

SUBJECT

Building size: -
Units: -
Year built: 1919
Last arm's-length sale: \$390,000 on 2025-05-01 (warranty)
Assessor appraised (\$177,210): (\$177,210)
Land: 1.93 ac

VALUATION CONCLUSION

\$555,000

Indicated range \$317,500 - \$1,150,000 | basis comp_median | confidence 0.40 | 50 comps | scope msa

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate	Distance	Source
1	19051 SE HIGHWAY 19	2026-03-01	\$275,000	-	-	-	fl_levy_nal, fl_levy_sdf
2	16405 NW US HWY 441	2025-12-01	\$2,125,100	-	-	4.60 mi	fl_alachua_nal, fl_alachua_sdf
3	13500 PROGRESS BLVD	2025-12-01	\$1,295,000	-	-	8.54 mi	fl_alachua_nal, fl_alachua_sdf
4	4010 NEWBERRY RD	2025-12-01	\$160,000	-	-	18.04 mi	fl_alachua_nal, fl_alachua_sdf
5	304 SW 140TH TER	2025-11-01	\$975,000	-	-	14.33 mi	fl_alachua_nal, fl_alachua_sdf
6	5800 NW 39TH AVE	2025-11-01	\$480,000	-	-	15.62 mi	fl_alachua_nal, fl_alachua_sdf
7	14245 SW 4TH PL	2025-10-01	\$425,000	-	-	14.65 mi	fl_alachua_nal, fl_alachua_sdf
8	14407 SW 2ND PL	2025-10-01	\$1,625,000	-	-	14.14 mi	fl_alachua_nal, fl_alachua_sdf
9	2750 NW 43RD ST	2025-10-01	\$167,500	-	-	-	fl_alachua_sdf
10	1204 NW 69TH TER	2025-10-01	\$245,000	-	-	16.28 mi	fl_alachua_nal, fl_alachua_sdf

#	Address	Sale date	Sale price	Size	Rate	Distance	Source
11	1121 NW 64TH TER	2025-10-01	\$1,590,000	-	-	16.53 mi	fl_alachua_nal, fl_alachua_sdf
12	1459 SW 74TH DR	2025-10-01	\$1,150,000	-	-	-	fl_alachua_nal, fl_alachua_sdf
13	610 SW 1 AVE	2025-10-01	\$190,000	-	-	-	fl_levy_nal, fl_levy_sdf
14	12076 TECHNOLOGY AVE	2025-09-01	\$1,500,000	-	-	8.44 mi	fl_alachua_nal, fl_alachua_sdf
15	14095 SW 3RD BLVD	2025-09-01	\$820,000	-	-	-	fl_alachua_nal, fl_alachua_sdf
16	4110 NW 37TH PL	2025-09-01	\$230,000	-	-	16.45 mi	fl_alachua_nal, fl_alachua_sdf
17	6933 NW 4TH BLVD	2025-09-01	\$1,150,000	-	-	16.77 mi	fl_alachua_nal, fl_alachua_sdf
18	728 NW 8TH AVE	2025-09-01	\$300,000	-	-	20.24 mi	fl_alachua_nal, fl_alachua_sdf
19	7015 NW 11TH PL	2025-08-01	\$910,000	-	-	16.28 mi	fl_alachua_nal, fl_alachua_sdf
20	6821 NW 11TH PL	2025-08-01	\$750,000	-	-	16.31 mi	fl_alachua_nal, fl_alachua_sdf
21	915 NW 56TH TER	2025-08-01	\$665,000	-	-	16.98 mi	fl_alachua_nal, fl_alachua_sdf
22	14861 NW US HWY 441	2025-07-01	\$449,200	-	-	7.38 mi	fl_alachua_nal, fl_alachua_sdf
23	6717 NW 11TH PL	2025-07-01	\$1,800,000	-	-	16.39 mi	fl_alachua_nal, fl_alachua_sdf
24	5023 NW 8TH AVE	2025-07-01	\$2,650,000	-	-	17.16 mi	fl_alachua_nal, fl_alachua_sdf
25	410 N MAIN ST SUITE 7	2025-07-01	\$180,000	-	-	28.98 mi	fl_levy_nal, fl_levy_sdf

0 non-market low outlier(s) excluded by the pool-relative floor.

METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within the subject's metro market (MSA). Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - comps are shown at their recorded price (the subject lacks a size dimension, so no normalized indication is computed). The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

EXCLUSION LOG - WHAT WE REFUSED, AND WHY

131 excluded candidate(s) in scope | showing 100

Address	Sale date	Sale price	Deed type	Reason(s)
19051 SE HIGHWAY 19	2026-06-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
12616 STATE ROAD 24	2026-04-01	\$50,000	non_qualified	deed_type=non_qualified
336 NW MAIN ST	2026-01-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
1035 NW 57TH ST	2025-12-01	\$450,000	non_qualified	deed_type=non_qualified
812 NW 57TH ST	2025-12-01	\$1,900,000	non_qualified	deed_type=non_qualified
611 NW 60TH ST	2025-12-01	\$985,000	non_qualified	deed_type=non_qualified
611 NW 60TH ST	2025-12-01	\$985,000	non_qualified	deed_type=non_qualified
611 NW 60TH ST	2025-12-01	\$985,000	non_qualified	deed_type=non_qualified
611 NW 60TH ST	2025-12-01	\$985,000	non_qualified	deed_type=non_qualified
6200 SW 13TH ST	2025-12-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
4424 NW 13TH ST	2025-12-01	\$1,975,000	non_qualified	deed_type=non_qualified
1104 NW 50TH AVE	2025-12-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
1104 NW 50TH AVE	2025-12-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
400 MORING ST	2025-12-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
4010 NEWBERRY RD	2025-11-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
6916 W UNIVERSITY AVE	2025-11-01	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
2047 SE HAWTHORNE RD	2025-11-01	\$233,000	non_qualified	deed_type=non_qualified
101 SE 10TH PL	2025-11-01	\$705,000	non_qualified	deed_type=non_qualified
252 NW 250TH ST	2025-10-01	\$439,000	non_qualified	deed_type=non_qualified
4100 NW 16TH BLVD	2025-10-01	\$3,900,000	non_qualified	deed_type=non_qualified
2750 NW 43RD ST	2025-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
4053 NW 13TH ST	2025-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
3540 NW 13TH ST	2025-10-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value

CREVault - auditable comparable-sales intelligence

Address	Sale date	Sale price	Deed type	Reason(s)
1817 NW 13TH ST	2025-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
1817 NW 13TH ST	2025-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
190 E THRASHER DR	2025-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
6916 W UNIVERSITY AVE	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
6916 W UNIVERSITY AVE	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
4697 SW 26TH DR	2025-09-01	\$4,990,000	non_qualified	deed_type=non_qualified
18150 SE HIGHWAY 19	2025-09-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
120 SW 7 ST	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
342 E NOBLE AVE	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
44 NE 3 ST	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
331 E HATHAWAY AVE	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
1705 N YOUNG BLVD	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
7060 C ST	2025-09-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
2830 NW 41ST ST	2025-08-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
2830 NW 41ST ST	2025-08-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
7015 NW 11TH PL	2025-08-01	\$1,920,000	non_qualified	deed_type=non_qualified
18150 SE HIGHWAY 19	2025-08-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
16314 NW US HWY 441	2025-07-01	\$1,969,700	non_qualified	deed_type=non_qualified
3921 NW 97TH BLVD	2025-07-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
6801 NW 9TH BLVD	2025-07-01	\$1,600,000	non_qualified	deed_type=non_qualified
2114 NW 40TH TER	2025-07-01	\$1,800,000	non_qualified	deed_type=non_qualified

CREVault - auditable comparable-sales intelligence

Address	Sale date	Sale price	Deed type	Reason(s)
4631 NW 53RD AVE	2025-06-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
5303 SW 91ST DR	2025-06-01	\$1,700,000	non_qualified	deed_type=non_qualified
18155 DOUGLASS ST	2025-05-01	\$250,000	non_qualified	deed_type=non_qualified
25117 NW 1ST AVE	2025-05-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
14211 NW 150TH AVE	2025-05-01	\$570,000	non_qualified	deed_type=non_qualified
20300 N STATE RD 121	2025-05-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
4739 NW 53RD AVE	2025-05-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
6933 NW 4TH BLVD	2025-05-01	\$400,000	non_qualified	deed_type=non_qualified
500 E UNIVERSITY AVE	2025-05-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
410 N MAIN ST SUITE 11	2025-05-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
16105 SW ARCHER RD	2025-04-01	\$525,000	non_qualified	deed_type=non_qualified
3780 NW 83RD ST	2025-04-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
6440 W NEWBERRY RD	2025-04-01	\$1,000,000	non_qualified	deed_type=non_qualified
6440 W NEWBERRY RD	2025-04-01	\$1,000,000	non_qualified	deed_type=non_qualified
6440 W NEWBERRY RD	2025-04-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
147 N MAIN ST	2025-04-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
320 NW 76TH DR	2025-03-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
320 NW 76TH DR	2025-03-01	\$850,000	non_qualified	deed_type=non_qualified
4100 NW 13TH ST	2025-03-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
4014 NW 13TH ST	2025-03-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
1120 NW 13TH ST	2025-03-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
224 NW 2ND AVE	2025-03-01	\$24,100	quitclaim	deed_type=quitclaim
23349 NW COUNTY RD 236	2025-02-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value

CREVault - auditable comparable-sales intelligence

Address	Sale date	Sale price	Deed type	Reason(s)
4100 NW 37TH PL	2025-02-01	\$3,328,000	reo	distressed_sale_excluded (foreclosure/REO) [D-18]
7106 NW 11TH PL	2025-02-01	\$265,000	non_qualified	deed_type=non_qualified
7106 NW 11TH PL	2025-02-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
504 NE 1ST ST	2025-02-01	\$290,000	non_qualified	deed_type=non_qualified
6830 SE 221ST ST	2025-02-01	\$40,000	non_qualified	deed_type=non_qualified
120 SW 7 ST	2025-02-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
2 SE 1 ST AVE	2025-02-01	\$157,000	non_qualified	deed_type=non_qualified
4127 NW 27TH LN	2025-01-01	\$835,000	non_qualified	deed_type=non_qualified
1817 NW 13TH ST	2025-01-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
1817 NW 13TH ST	2025-01-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
12503 STATE ROAD 24	2025-01-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
6820 NW 11TH PL	2024-12-01	\$1,355,000	non_qualified	deed_type=non_qualified
4340 NEWBERRY RD	2024-12-01	\$1,275,000	non_qualified	deed_type=non_qualified
4340 NEWBERRY RD	2024-12-01	\$1,275,000	non_qualified	deed_type=non_qualified
2047 SE HAWTHORNE RD	2024-12-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
14819 NW 140TH ST	2024-11-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
5201 SW 13TH ST	2024-11-01	\$306,900	non_qualified	deed_type=non_qualified
920 NW 8TH AVE	2024-11-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
1704 SE 2ND AVE	2024-11-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value
224 NW 2ND AVE	2024-11-01	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
UNASSIGNED LOCATION RE	2024-10-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
14420 NW 151ST BLVD	2024-09-01	\$425,000	non_qualified	deed_type=non_qualified
1216 NW 13TH ST	2024-09-01	\$17,700	quitclaim	deed_type=quitclaim
14811 NW 140TH ST	2024-08-01	-	non_qualified	deed_type=non_qualified; nominal_deed: estimate=assessed_value

Address	Sale date	Sale price	Deed type	Reason(s)
3510 NW 43RD ST	2024-08-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
4961 NW 8TH AVE	2024-08-01	\$1,995,000	non_qualified	deed_type=non_qualified
519 NW 60TH ST	2024-08-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
12981 NW US HWY 441	2024-07-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
1489 SW 74TH DR	2024-07-01	\$700,000	non_qualified	deed_type=non_qualified
920 NW 8TH AVE	2024-07-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate
3501 S MAIN ST	2024-07-01	-	quitclaim	deed_type=quitclaim; nominal_deed: estimate=assessed_value
3510 NW 43RD ST	2024-06-01	-	quitclaim	deed_type=quitclaim; nominal_deed: no basis to estimate

PROVENANCE & CITATION PACK

Sources: census_geocoder, fl_alachua_nal, fl_alachua_sdf, fl_levy_nal, fl_levy_sdf | 25 comps | retrieved 2026-06-25T09:00:32 to 2026-08-26T17:15:57

Per-comp citations (source chain, retrieval date, confidence basis):

- 19051 SE HIGHWAY 19 - \$275,000 (2026-03-01)
 - source fl_levy_nal | retrieved 2026-08-26T17:15:57 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_levy_nal/batch-43014aeedbdd353b.json#1838-390|0299300000
 - source fl_levy_sdf | retrieved 2026-08-26T17:15:57 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_levy_sdf/batch-7acfd4152e1bc6d0.json#1838-390|0299300000
- 16405 NW US HWY 441 - \$2,125,100 (2025-12-01)
 - source fl_alachua_nal | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5249-0196|03044-010-006
 - source fl_alachua_sdf | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5249-0196|03044-010-006
- 13500 PROGRESS BLVD - \$1,295,000 (2025-12-01)
 - source fl_alachua_nal | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5249-2724|03956-010-016
 - source fl_alachua_sdf | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5249-2724|03956-010-016
- 4010 NEWBERRY RD - \$160,000 (2025-12-01)
 - source fl_alachua_nal | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5246-1129|06503-010-005
 - source fl_alachua_sdf | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5246-1129|06503-010-005
- 304 SW 140TH TER - \$975,000 (2025-11-01)
 - source fl_alachua_nal | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5243-1716|04344-005-001
 - source fl_alachua_sdf | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5243-1716|04344-005-001
- 5800 NW 39TH AVE - \$480,000 (2025-11-01)
 - source fl_alachua_nal | retrieved 2026-06-25T09:00:32 | method county_bulk | confidence 0.96 | raw_ref rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5242-2684|06058-030-000

source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5242-2684 06058-030-000												
7. 14245 SW 4TH PL - \$425,000 (2025-10-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5242-1731 04344-002-004												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5242-1731 04344-002-004												
8. 14407 SW 2ND PL - \$1,625,000 (2025-10-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5238-1018 04350-005-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5238-1018 04350-005-000												
9. 2750 NW 43RD ST - \$167,500 (2025-10-01)												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.85		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5241-0692 06159-002-002												
10. 1204 NW 69TH TER - \$245,000 (2025-10-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5238-2732 06336-005-006												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5238-2732 06336-005-006												
11. 1121 NW 64TH TER - \$1,590,000 (2025-10-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5240-1288 06340-010-001												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5240-1288 06340-010-001												
12. 1459 SW 74TH DR - \$1,150,000 (2025-10-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5241-3561 06676-011-005												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5241-3561 06676-011-005												
13. 610 SW 1 AVE - \$190,000 (2025-10-01)												
source	fl_levy_nal		retrieved	2026-08-26T17:15:57		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_levy_nal/batch-43014aeedb353b.json#1814-68 0610600100												
source	fl_levy_sdf		retrieved	2026-08-26T17:15:57		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_levy_sdf/batch-7acfd4152e1bc6d0.json#1814-68 0610600100												
14. 12076 TECHNOLOGY AVE - \$1,500,000 (2025-09-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5232-0652 03956-010-002												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5232-0652 03956-010-002												
15. 14095 SW 3RD BLVD - \$820,000 (2025-09-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5234-3544 04344-005-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5234-3544 04344-005-000												
16. 4110 NW 37TH PL - \$230,000 (2025-09-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5234-3520 06110-041-002												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5234-3520 06110-041-002												
17. 6933 NW 4TH BLVD - \$1,150,000 (2025-09-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5233-0945 06654-000-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5233-0945 06654-000-000												
18. 728 NW 8TH AVE - \$300,000 (2025-09-01)												

CREVault - auditable comparable-sales intelligence

source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5232-0903 09480-000-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5232-0903 09480-000-000												
19. 7015 NW 11TH PL - \$910,000 (2025-08-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5230-3000 06336-009-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5230-3000 06336-009-000												
20. 6821 NW 11TH PL - \$750,000 (2025-08-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5231-1595 06340-010-015												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5231-1595 06340-010-015												
21. 915 NW 56TH TER - \$665,000 (2025-08-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5231-0743 06354-010-012												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5231-0743 06354-010-012												
22. 14861 NW US HWY 441 - \$449,200 (2025-07-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5225-3555 03446-001-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5225-3555 03446-001-000												
23. 6717 NW 11TH PL - \$1,800,000 (2025-07-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5226-3295 06340-010-018												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5226-3295 06340-010-018												
24. 5023 NW 8TH AVE - \$2,650,000 (2025-07-01)												
source	fl_alachua_nal		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_nal/batch-528e1c26432a89b5.json#5227-1156 06545-059-000												
source	fl_alachua_sdf		retrieved	2026-06-25T09:00:32		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_alachua_sdf/batch-c13ca14f8fdaa39a.json#5227-1156 06545-059-000												
25. 410 N MAIN ST SUITE 7 - \$180,000 (2025-07-01)												
source	fl_levy_nal		retrieved	2026-08-26T17:15:57		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_levy_nal/batch-43014aeedbdd353b.json#1799-128 0078200D01												
source	fl_levy_sdf		retrieved	2026-08-26T17:15:57		method	county_bulk		confidence	0.96		raw_ref
rawlake://fl_levy_sdf/batch-7acfd4152e1bc6d0.json#1799-128 0078200D01												