SE1/4 OF SE1/4 OF NW1/4. (A/K/A RIDGE S/D UNREC).

CERUTTI DAVID CHARLES
9020 NW 25TH ST
SUNRISE, FL 33322

2026

13-6S-16-03817-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13616.00	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

891 SW APPLEWOOD GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,057
TOTAL MARKET VALUE	102,057
SOH/AGL Deduction	17,374
ASSESSED VALUE	84,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,683
TOTAL JUST VALUE	102,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18857	M H	125	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/890	3/24/2025	WD	U	I	11	100
GRANTOR: WILLIAMSON PHILLIPO						
GRANTEE: CERUTTI DAVID CHARL						
1536/543	3/21/2025	WD	Q	V	01	125,000
GRANTOR: WILLIAMSON PHILLIPO A						
GRANTEE: CERUTTI DAVID CHARL						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,057							

REVIEW DATE 05/09/2025 BY TP Total Acres: 10.01 Total Land Value: 95,057 Market: 0 Agricultural: 0 Common: 95,057 PRINTED 11/17/2025 BY SYS