

LOT 19 TUSTENUGGEE RIDGE FIRST A
992-712, WD 1038-2306. WD 1047-1

TAGLIENTE GEORGE F/TAGLIENTE ROSITA A
4212 CAPE VISTA DR
BRADENTON, FL 34209

2026

18-6S-17-09696-219

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 3																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	55,000												
TOTAL MARKET VALUE																	55,000												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	55,000												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	55,000												
TOTAL JUST VALUE																	55,000												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	55,000												
DOR CODE																	0000 VACANT												
MAP NUM																	MKT AREA 02												
NEIGHBORHOOD/LOC																	18617.00 1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	BLD DATE XF DATE INC DATE												
EXTRA FEATURES																	LGL DATE LAND DATE AG DATE												
L N	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	04/07/2025 MLU														
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
REVIEW DATE 04/07/2025 BY MLU Total Acres: 5.27 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS																													