

AKA LOT 42 TUSTENUGEE PLANTATION  
 UNREC: COMM NE COR, RUN W 659.27  
 S 1986.45 FT FOR POB, CONT S 662

SOLANO MELLY  
 6142 NW 115 PLACE UNIT 320  
 MIAMI, FL 33178

2026

13-6S-16-09696-142



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	VALUATION SUMMARY																																															
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,000 TOTAL MARKET VALUE 4,450 SOH/AGL Deduction 0 ASSESSED VALUE 4,450 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,450 TOTAL JUST VALUE 110,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,000																																															
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED																																							
MAP NUM		18617.010 1.00/																																																																			
NEIGHBORHOOD/LOC																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																																																	
																				OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / I / CD PRICE 1044/2050 4/22/2005 WD U V 08 57,000 GRANTOR: BILL'S LC INC GRANTEE: MELLY SOLANO 1040/1814 3/11/2005 WD U V 08 41,200 GRANTOR: JOSEPH E JOHNSON & DO GRANTEE: BILL'S L.C. INC																																																	
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026		MLU		BUILDING NOTES																																											
EXTRA FEATURES																				BUILDING DIMENSIONS																																																	
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	NOTES																																																			
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																										
1	5500	A	TIMBER 2			0					10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450																																																		
2	9910	M	MKT.VAL.AG			0					10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000																																																		
REVIEW DATE 05/06/2026 BY MLU										Total Acres: 10.00										Total Land Value: 4,450										Market: 110,000										Agricultural: 4,450										Common: 0										PRINTED 05/12/2026 BY SYS									