

AKA LOT 1 TUSTENUGGEE PLANTATION
 COMM NE COR, RUN W 642.62 FT FOR
 657.94 FT, S 662.15 FT, E 657.94

CIRRINCIONE STEPHEN ANTHONY/CIRRINCIONE APRIL MARI
 231 SW SUNFLOWER CT
 FORT WHITE, FL 32038

2026

18-6S-17-09696-101



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 23,200 TOTAL LAND VALUE - MARKET 95,000 TOTAL MARKET VALUE 118,200 SOH/AGL Deduction 0 ASSESSED VALUE 118,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 118,200 TOTAL JUST VALUE 118,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 118,200											
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM		DESCRIPTION		AMT		ISSUED			
MAP NUM		18617.010 1.00/																				25926		SFR		654		06/18/2007			
NEIGHBORHOOD/LOC																						SALES DATA									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE	
																						1558/690		1/12/2026		WD U		I 11		0	
																				GRANTOR: CIRRINCIONE STEPHEN A											
																				GRANTEE: CIRRINCIONE STEPHEN											
																				1485/567		2/22/2023		WD Q		I 01		150,000			
																				GRANTOR: MILLER R F BUDDY											
																				GRANTEE: CIRRINCIONE STEPHEN											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS																				BLD DATE		LGL DATE		04/07/2025		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
INC 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	NOTES														
1	0031	BARN, MT AE	0	0	30	30	900.00	UT	18.00	18.00	100	2013	2013	3	100	16,200															
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000															

LAND DESCRIPTION										TOTAL OB/XF										23,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500												
2	0700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500												