

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 110,000 TOTAL MARKET VALUE 133,200 SOH/AGL Deduction 3,180 ASSESSED VALUE 130,020 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 130,020 TOTAL JUST VALUE 133,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 118,200											
																				PERMIT NUM DESCRIPTION AMT ISSUED 25926 SFR 654 06/18/2007											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U 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											
TOTALS										BLD DATE										LGL DATE											
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															
										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	11,000.00	11,000.00	99,000														
2	0700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000														
REVIEW DATE 03/23/2023 BY ME Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 06/09/2026 BY SYS																															