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

2027

18-6S-17-09696-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	0
ASSESSED VALUE	133,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,200
TOTAL JUST VALUE	133,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,200

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						

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	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

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	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 11/17/2026 BY SYS