LOT 11 TUSTENUGGEE PLANTATION UN
COMM NE COR SEC, RUN W 1300.56 F
FOR POB, CONT S 662.15 FT, W 657

COZAR EDWARD
4601 SW 166TH AVE
SOUTHWEST RANCHES, FL 33331

2026

18-6S-17-09696-111

COLUMBIA COUNTY PROPERTY

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

146 SW SUNFLOWER CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,800
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	133,800
SOH/AGL Deduction	8,952
ASSESSED VALUE	124,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,848
TOTAL JUST VALUE	133,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043310	Storage Building	29,000	12/06/2021
000040943	Electrical Servic	0	09/07/2021
40943	ELECTRICAL	0	11/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2580	3/07/2022	WD	Q	I	01	125,000
GRANTOR: SHUMAN RANDY L						
GRANTEE: COZAR EDWARD						
1393/1130	8/27/2019	WD	Q	V	01	48,000
GRANTOR: CAHRLIE & ANITA PEPIN						
GRANTEE: RANDY L & VICTORIA						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2022	3	100	7,000	
2	0030	BARN,MT	0	0	30	40	1.00	UT	16,800.00	16,800.00	100	2023	2022		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 23,800

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 01/28/2022 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 06/08/2026 BY SYS