

LOT 12 TUSTENUGGEE PLANTATION UN
NE COR, RUN W 642.62 FT, S 662.1
CONT S 632.15 FT, E 581.79 FT TO

CRANE JEFFREY HOWARD
22017 AQUA CT
BOCA RATON, FL 33428

2026

18-6S-17-09696-112



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 114,620 TOTAL MARKET VALUE 114,620 SOH/AGL Deduction 5,731 ASSESSED VALUE 108,889 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 108,889 TOTAL JUST VALUE 114,620 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 98,990										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM																											
NEIGHBORHOOD/LOC 18617.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1492/787 5/30/2023 WD Q V 01 150,000 GRANTOR: AZARKHAIL MOHAMAD GRANTEE: CRANE JEFFREY HOWAR 1057/1057 8/25/2005 WD Q V 107,500 GRANTOR: VICTOR NEGRON GRANTEE: MOHAMMAD AZARKHAIL											
TOTALS																											
EXTRA FEATURES						149 SW SUNFLOWER CT, FORT WHITE																					
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											
																	BUILDING NOTES BUILDING DIMENSIONS										

LAND DESCRIPTION										TOTAL OB/XF														
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	0000	C	VAC RES	0		A-1	0.00	0.00	10.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,620							