AKA LOT 13 TUSTENUGGEE PLANTATIO
COR, W 642.62 FT, S 1324.15 FT F
612.00 FT TO W R/W TUSTENUGGEE R

PEDICINI ANTOINETTE T
PO BOX 5513
SALT SPRINGS, FL 32134

2027

18-6S-17-09696-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	0
TOTAL LAND VALUE - MARKET	114,620
TOTAL MARKET VALUE	114,620
SOH/AGL Deduction	0
ASSESSED VALUE	114,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,620
TOTAL JUST VALUE	114,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/63	9/23/2025	WD	Q	V	01	133,000
GRANTOR: CRANE JEFFREY HOWARD						
GRANTEE: PEDICINI ANTOINETTE						
1511/478	3/22/2024	WD	Q	V	01	125,000
GRANTOR: RED STAG LAND CO LLC						
GRANTEE: CRANE JEFFREY HOWAR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.42 Total Land Value: 114,620 Market: 0 Agricultural: 0 Common: 114,620 PRINTED 11/17/2026 BY SYS