

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

2026

18-6S-17-09696-113



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 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 98,990											
																				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 1511/478 3/22/2024 WD Q V 01 125,000 GRANTOR: RED STAG LAND CO LLC GRANTEE: CRANE JEFFREY HOWARD											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES										L	OB/XF	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																					
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	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 05/13/2026 BY SYS																															