

AKA LOT 17 TUSTENUGEE
 PLANTATION UNIT 1 UNREC:
 COMM NE COR, RUN W 3274.38 FT,

AKINS CULBERTH Q/AKINS NAZRAH R
 1812 MIDDLETON WAY
 WEST PALM BEACH, FL 33409

2026

18-6S-17-09696-117



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 110,000 TOTAL MARKET VALUE 110,000 SOH/AGL Deduction 37,527 ASSESSED VALUE 72,473 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,473 TOTAL JUST VALUE 110,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,000														
DOR CODE 0000 VACANT															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 18617.010 1.00/															SALES DATA														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE														
										1047/1788	5/27/2005	WD Q	V		75,000														
GRANTOR: VELEZ															GRANTEE: AKINS														
GRANTOR: COLUMBIA PLANTATION C															GRANTEE: CARLOS & ALMA VELEZ														
TOTALS															BLD DATE LGL DATE 05/06/2026 MLU														
EXTRA FEATURES															XF DATE INC DATE AG DATE														
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 0														
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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000												
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 05/12/2026 BY SYS																													