LOT 20 TUSTENUGGEE RIDGE FIRST A
THAT PART OF LOT 21 DESC AS: BEG
LOT 21, RUN S 167.63 FT, E 621.4

TAGLIENTE GEORGE F/TAGLIENTE ROSITA A
4212 CAPE VISTA DR
BRADENTON, FL 34209

2026

18-6S-17-09696-220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.00	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

12162 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 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	27,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	87,000
SOH/AGL Deduction	0
ASSESSED VALUE	87,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,000
TOTAL JUST VALUE	87,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049777	Storage Building	22,000	05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/195	8/09/2022	WD	Q	V	05	145,000
GRANTOR: HAUBRICH IRMA						
GRANTEE: TAGLIENTE GEORGE F						
1425/1128	11/05/2020	QC	U	V	11	100
GRANTOR: HAUBRICH IRMA						
GRANTEE: HAUBRICH IRMA						

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	0030	BARN,MT	0	0	30	60	1,800.00	UT	15.00	15.00	100	2025	2024		100	27,000	

LAND DESCRIPTION

TOTAL OB/XF 27,000

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	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 12/06/2024 BY randall Total Acres: 7.70 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/29/2026 BY SYS