

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										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 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 / V / RSN 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											
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										12162 SW TUSTENUGGEE AVE, FORT WHITE										BLD DATE LGL DATE 05/15/2024 MLU											
EXTRA FEATURES																															
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																
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																					
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	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 randa11 Total Acres: 7.70 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/12/2026 BY SYS																															