

LOT 16 UNIT 1 CEDAR SPRING SHORE
367-640, 924-253,255, WD 1344-22

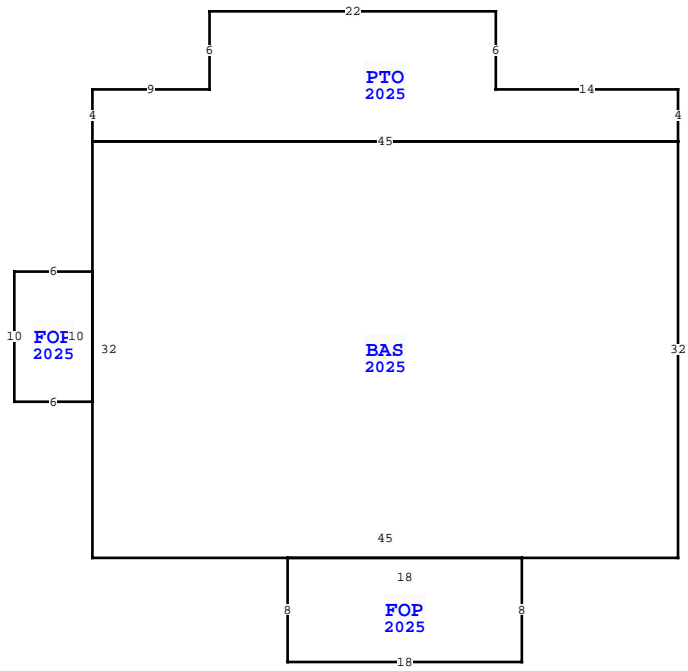
MACALUSO STEVEN C/MACALUSO PATRICIA A
224 SW LONGHORN TER
FORT WHITE, FL 32038

2026

18-7S-16-04236-006
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 1440					HX Base Yr 2025		



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	18716.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2025	1,440	178,614
FOP	60	30	2025	18	2,232
FOP	144	30	2025	43	5,333
PTO	312	5	2025	16	1,985
TOTALS	1,956			1,517	188,164

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		188,164	
TOTAL MARKET OB/XF VALUE		25,200	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		241,364	
SOH/AGL Deduction		105,283	
ASSESSED VALUE		136,081	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		34,670	
TOTAL JUST VALUE		241,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047541	New Residential C	189,000	06/26/2023
000044572	Storage Building	13,000	06/01/2022
38035	STORAGE	150	04/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2209	9/22/2017	WD	U	V	30	20,000
GRANTOR: JAMES MACALUSO						
GRANTEE: STEVEN C & PATRICIA						
0924/0255	3/23/2001	WD	Q	V		14,000
GRANTOR: ROBERT & BARBARA QUIC						
GRANTEE: JAMES MACALUSO						

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	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	10,200	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0294	SHED WOOD/	0	100	0	0	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	

LAND DESCRIPTION													TOTAL OB/XF					25,200						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.33 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/26/2026 BY SYS																								
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