LOT 102 CEDAR SPRING SHORES REPL
524-636, 965-2563, WD 1110-2713,

MACALUSO STEVEN CHARLES/MACALUSO PATRICIA ANNE
224 SW LONGHORN TER
FORT WHITE, FL 32038

2026

18-7S-16-04236-177

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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	3,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	31,000
SOH/AGL Deduction	200
ASSESSED VALUE	30,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,800
TOTAL JUST VALUE	31,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

LAND:1:1: 1.15 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/878	11/11/2024	WD	Q	I	01	32,000
GRANTOR: WILLIAMS DAVID D						
GRANTEE: MACALUSO STEVEN CHA						
1423/1181	11/02/2020	WD	Q	V	01	23,000
GRANTOR: PATRICIA M & PATRICK						
GRANTEE: DAVID D WILLIAMS &						

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		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 01/06/2025 BY TP Total Acres: 1.15 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/08/2026 BY SYS