

S1/2 LOT 105 CEDAR SPRING  
 SHORES REPLAT.  
 562-380, 815-283, 919-2425,

MACALUSO MICHAEL C  
 10860 BEVERLY COURT  
 CLERMONT, FL 34711

2026

18-7S-16-04236-180



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 22,400 <b>TOTAL LAND VALUE - MARKET</b> 21,000 <b>TOTAL MARKET VALUE</b> 43,400 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 43,400 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 43,400 <b>TOTAL JUST VALUE</b> 43,400 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 41,150 LAND:1:1: 0.52 AC MOL																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 18481      STORAGE      237      07/06/2001																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1399/1787</td> <td>11/19/2019</td> <td>PR U</td> <td>V</td> <td>30</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: S MICHAEL OSTOW PR/ES GRANTEE: MICHAEL C MACALUSO 0921/1215      2/12/2001      WD Q      V      01      100 GRANTOR: JIM MACALUSO (AKA JAM) GRANTEE: JAMES MACALUSO										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1399/1787	11/19/2019	PR U	V	30		100
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026      MLU																							
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	40	1,200.00	UT	12.00	12.00	100	2001	2001	3	100	14,400																											
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000																											
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 22,400																										
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	0.50	LT		1.00	1.00	1.50	28,000.00	42,000.00	21,000																										
<b>REVIEW DATE</b> 07/14/2015 <b>BY</b> TW      Total Acres: 0.52      Total Land Value: 21,000      Market: 0      Agricultural: 0      Common: 21,000 <b>PRINTED 05/13/2026 BY SYS</b>																																											