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

MACALUSO MICHAEL C
10860 BEVERLY COURT
CLERMONT, FL 34711

2027

18-7S-16-04236-180

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,400
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	43,400
SOH/AGL Deduction	0
ASSESSED VALUE	43,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,400
TOTAL JUST VALUE	43,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,400

LAND:1:1: 0.52 AC MOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18481	STORAGE	237	07/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1787	11/19/2019	PR	U	V	30	100
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						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 22,400

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	0.50	LT		1.00	1.00	1.50	28,000.00	42,000.00	21,000							

REVIEW DATE 07/14/2015 BY TW Total Acres: 0.52 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS