

LOT 106 CEDAR SPRING SHORES
 RE-PLAT. 769-2289, 915-607,
 PB 1376-820, PR 1399-1787,

MACALUSO MICHAEL C
 10860 BEVERLY COURT
 CLERMONT, FL 34711

2026

18-7S-16-04236-181



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 35,000 SOH/AGL Deduction 8,829 ASSESSED VALUE 26,171 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,171 TOTAL JUST VALUE 35,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,000																							
																				LAND:1:1: 1.03 AC SALE:2:1: 1981 ECON SW INCL-ORB 915-607. PRMT:1:1: 12X56 1981 SALE:1:1: LOT 106, CEDAR SPRING SHORES																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 7926 M H 100 12/21/1993																							
																				SALES DATA <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></td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: S MICHAEL OSTOW PR/ES GRANTEE: MICHAEL C MACALUSO 0915/0607 11/22/2000 WD Q I 26,500 GRANTOR: D STINSON GRANTEE: J 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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1399/1787	11/19/2019	PR U	V		30	100																																					
TOTALS EXTRA FEATURES										355 SW BLUFF DR, FORT WHITE <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	LGL DATE	05/08/2026	MLU																				
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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	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 7,000																																	
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	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 07/14/2015 BY TW Total Acres: 1.03 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/13/2026 BY SYS																																											