

COMM AT SE COR OF NW1/4 OF NW1/4  
 FT, N 40 FT FOR POB, CONT N 1172  
 CR-778, S 75 DG W ALONG R/W, 95.

RUZIC PETER/RUZIC BETHANY  
 1348 WASHINGTON AVE #191  
 MIAMI BEACH, FL 33139

**2026**

18-7S-17-10017-007  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 119,700 TOTAL MARKET VALUE 7,610 SOH/AGL Deduction 0 ASSESSED VALUE 7,610 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,610 TOTAL JUST VALUE 119,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 119,700										
DOR CODE 5500 TIMBERLAND 80-89																PERMIT NUM DESCRIPTION AMT ISSUED 000044337 New Residential C 120,000 05/04/2022											
MAP NUM MKT AREA 02																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1441/749 6/25/2021 WD Q V 01 150,000 GRANTOR: IDAROLA TERI GRANTEE: RUZIC PETER 1411/0520 4/23/2020 QC U V 11 100 GRANTOR: REBECCA LEE CASON AS GRANTEE: TERI IDAROLA & LUCI											
NEIGHBORHOOD/LOC 18717.00 1.00/																BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE 04/08/2025 MLU							
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																TOTALS EXTRA FEATURES 2954 SW COUNTY ROAD 778, FORT WHITE											
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	BUILDING NOTES											
																	BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.10	AC		1.00	1.00	1.00	445.00	445.00	7,610										
2	9910	M	MKT.VAL.AG	0					17.10	AC		1.00	1.00	1.00	7,000.00	7,000.00	119,700										
REVIEW DATE 04/08/2025 BY MLU Total Acres: 17.10 Total Land Value: 7,610 Market: 119,700 Agricultural: 7,610 Common: 0 PRINTED 03/23/2026 BY SYS																											