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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00	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

2954 SW COUNTY ROAD 778, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,350
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	145,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044337	New Residential C	120,000	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	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						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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	8,500.00	8,500.00	145,350							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.10 Total Land Value: 7,610 Market: 145,350 Agricultural: 7,610 Common: 0 PRINTED 06/09/2026 BY SYS