LOT 10 SOUTHERN MEADOWS S/D PHAS
WD 1476-956, WD 1476-958,

GARCIA RIVERA JUAN/CAMACHO SONIA Y
940 NW 49TH AVE
COCONUT CREEK, FL 33063

**2026**

**34-5S-16-03752-410**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 34516.010 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

681 SW BARON GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 20,800 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 75,800 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 75,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 75,800 |
| TOTAL JUST VALUE | 75,800 |
| NCON VALUE | 8,800 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 67,000 |

LAND:1:1: RETENTION POND ON PART OF LOT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048492 | Storage Building | 12,000 | 02/15/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/958 | 8/22/2022 | WD | Q | I | 01 | 60,000 |
| GRANTOR: FAUNTLEROY DERWIN T | | | | | | |
| GRANTEE: RIVERA JUAN GARCIA | | | | | | |
| 1476/956 | 8/22/2022 | WD | U | I | 34 | 100 |
| GRANTOR: BULLARD-DENUNE INVEST | | | | | | |
| GRANTEE: FAUNTLEROY DERWIN T | | | | | | |

### 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 300 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 26 | 30 | 780.00 | UT | 15.00 | 15.00 | 100 | 2025 | 2024 | | 100 | 11,700 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2026 | 2025 | | 100 | 1,800 | |

### LAND DESCRIPTION

TOTAL OB/XF 20,800

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 04/13/2026 BY KS Total Acres: 4.78 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS