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

2027

34-5S-16-03752-410

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	

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	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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,800

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 11/16/2026 BY SYS