LOT 11 SOUTHERN MEADOWS S/D PHAS

AG 1411-699, WD 1422-645,648

JAMES JULANDAS
749 SW BARON GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-411

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

749 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	17,300
TOTAL LAND VALUE - MARKET	41,250
TOTAL MARKET VALUE	58,550
SOH/AGL Deduction	6,032
ASSESSED VALUE	52,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,518
TOTAL JUST VALUE	58,550
NCON VALUE	3,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,750

SALE:2:4: N

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38065	PUMP/UTPOL	50	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0648	10/19/2020	WD	Q	I	01	65,000
GRANTOR: ESTEBAN CAPO JR & ELI						
GRANTEE: JULANDAS JAMES						
1422/0645	10/19/2020	WD	U	V	34	100
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: ESTEBAN CAPO JR & E						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 17,300

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	0.75	55,000.00	41,250.00	41,250							

REVIEW DATE 04/13/2026 BY KS Total Acres: 4.78 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 05/12/2026 BY SYS