LOT 25 SOUTHERN MEADOWS S/D PHAS
WD 1469-720

MARIANO CELENA
75 LINDSAY DR
PALM COAST, FL 32137

2026

34-5S-16-03752-425

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

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	1,200
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	56,200
SOH/AGL Deduction	0
ASSESSED VALUE	56,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,200
TOTAL JUST VALUE	56,200
NCON VALUE	1,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/720	6/15/2022	WD	U	V	34	35,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: MARIANO CELENA

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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: 4.54 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS