LOT 31 SOUTHERN MEADOWS S/D PHAS
WD 1268-897, WD 1471-1836,

KNOTT WENDY S
377 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-431

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

700 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	10,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	65,500
SOH/AGL Deduction	0
ASSESSED VALUE	65,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,500
TOTAL JUST VALUE	65,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1836	7/15/2022	WD	U	I	34	45,000
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: KNOTT WENDY S						
1268/0897	1/15/2014	WD	U	V	30	80,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: BULLARD PROPERTIES						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/08/2026 BY SYS