LOT 22 SOUTHERN MEADOWS S/D PHAS
WD 1346-376,

SHATALOV ALEKSEY
1260 SW BARON GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-422

BUILDING CHARACTERISTICS

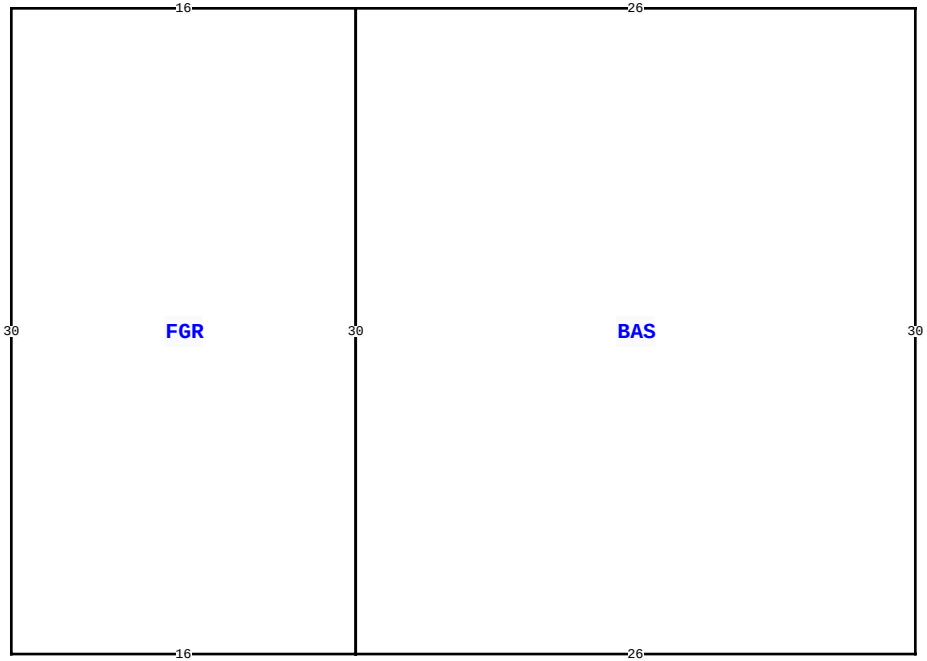
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	46,696
FGR	480	55		264	15,805
TOTALS	1,260			1,044	62,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0187	01	1,044	111.6440	87.08	90,912	2020	2020	0	0	25	6.25	68.75

1 SFR/PREMTL 100% - 2021 Heated Area: 780 HX Base Yr 2021



1260 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		62,502
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		118,502
SOH/AGL Deduction		12,971
ASSESSED VALUE		105,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,120
TOTAL JUST VALUE		118,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39254	DEMOLISH	0	02/06/2020
38354	STORAGE	257	07/15/2019
37816	PUMP/UTPOL	50	03/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0376	10/17/2017	WD	Q	V	01	45,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: ALEKSEY SHATALOV (A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=40,19] E16 S30 W16 N30 $
BAS=[ORIG=56,19] E26 S30 W26 N30 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		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 04/10/2026 BY KS Total Acres: 4.76 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS