LOT 14 SOUTHERN MEADOWS S/D PHAS
WD 1474-70, WD 1477-1180,

COLLINS JAQUELYN LEIGH
961 SW BARON GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-414

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

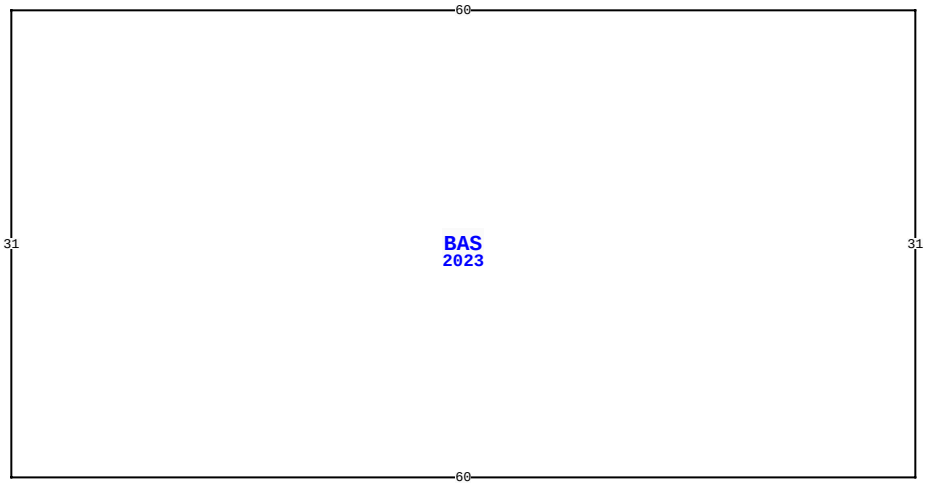
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,860	100	2023	1,860	154,068
TOTALS	1,860			1,860	154,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,860	113.5000	93.07	173,110	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 0% - 2023 Heated Area: 1860 HX Base Yr



961 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	154,068
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	41,250
TOTAL MARKET VALUE	202,318
SOH/AGL Deduction	0
ASSESSED VALUE	202,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,318
TOTAL JUST VALUE	202,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,780

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38384	M H	479	07/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1180	10/13/2022	WD	U	I	30	250,000
GRANTOR: ARMSTRONG RONALD JR						
GRANTEE: COLLINS JAQUELYN LE						
1474/70	8/19/2022	WD	U	I	34	45,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: ARMSTRONG RONALD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,14] E60 S31 W60 N31 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	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 10/05/2022 BY RP Total Acres: 4.77 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 10/02/2025 BY SYS