LOT 35 SOUTHERN MEADOWS S/D PHAS
WD 1488-2040,

DIAZ ARMANDO VILLA
452 SW BARON GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-435

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

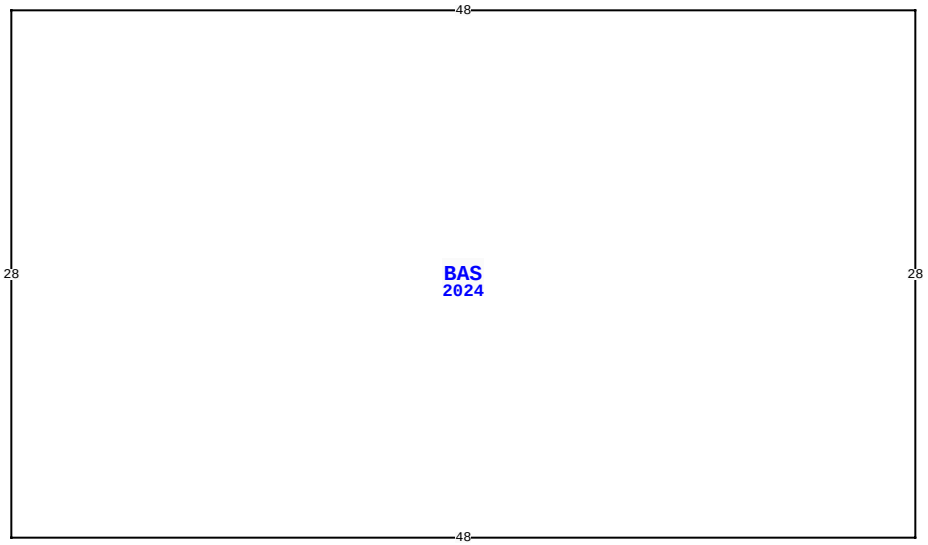
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
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	1,344	100	2024	1,344	64,047
TOTALS	1,344			1,344	64,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,344	90.8000	74.46	100,074	2019	2019	0	0	25	11.00	64.00

1 MANUF 1 100% - 2025 Heated Area: 1344 HX Base Yr 2025



452 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		64,047
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		126,347
SOH/AGL Deduction		0
ASSESSED VALUE		126,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,625
TOTAL JUST VALUE		126,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37273	M H	410	09/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2040	4/18/2023	WD	U	I	34	45,000

GRANTOR: BULLARD-DENUNE INVEST
GRANTEE: DIAZ ARMANDO VILLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,19] E48 S28 W48 N28 $
.

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	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	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 06/29/2023 BY ME Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS