LOT 36 SOUTHERN MEADOWS S/D PHAS

WD 1471-9

DUENAS JUAN/DUENAS MARIA
388 SW BARON GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-436

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

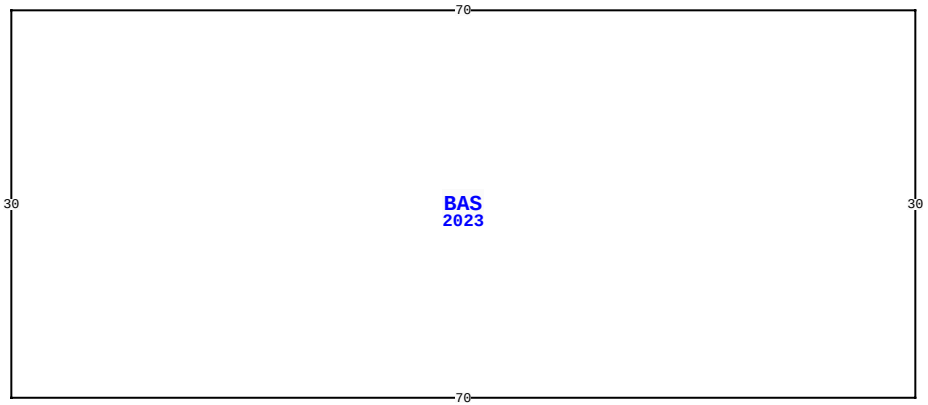
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,100	100	2023	2,100	169,961
TOTALS	2,100			2,100	169,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,100	117.5000	96.35	202,335	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2023 Heated Area: 2100 HX Base Yr



388 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	169,961
TOTAL MARKET OB/XF VALUE	14,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	239,761
SOH/AGL Deduction	0
ASSESSED VALUE	239,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,761
TOTAL JUST VALUE	239,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053107	Roof Replacement	16,700	05/14/2025
34802	M H	375	01/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/9	7/03/2022	WD	Q	I	03	45,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: DUENAS JUAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,12] E70 S30 W70 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
2	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,800

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS