LOT 38 SOUTHERN MEADOWS S/D PHAS
WD 1272-2776, WD 1364-101, WD 14

JOHNSON MARCUS MARICE/JOHNSON CANDACE TIARA
290 SW BARON GLN
FORT WHITE, FL 32038

**2026**

**34-5S-16-03752-438**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

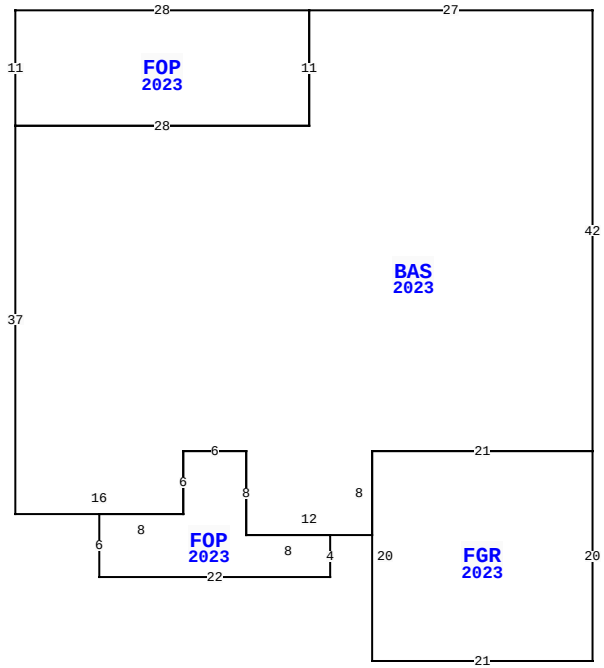
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,194 | 100 | 2023 | 2,194 | 295,498 |
| FGR | 420 | 55 | 2023 | 231 | 31,112 |
| FOP | 152 | 30 | 2023 | 46 | 6,195 |
| FOP | 308 | 30 | 2023 | 92 | 12,391 |
| TOTALS | 3,074 | | | 2,563 | 345,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,563 | 123.9700 | 138.85 | 355,873 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2194 HX Base Yr 2023




290 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 | | 345,197 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 401,397 |
| SOH/AGL Deduction | | 20,708 |
| ASSESSED VALUE | | 380,689 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 329,967 |
| TOTAL JUST VALUE | | 401,397 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 404,956 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043488 | New Residential C | 296,000 | 01/07/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1454/456 | 11/10/2021 | WD | U | V | 34 | 100 |
| GRANTOR: BULLARD-DENUNE INVEST | | | | | | |
| GRANTEE: JOHNSON MARCUS MARI | | | | | | |
| 1364/0101 | 7/06/2018 | WD | U | V | 12 | 37,900 |
| GRANTOR: JOHN M & MARIA E VALL | | | | | | |
| GRANTEE: BULLARD-DENUNE INVE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=109,10] W27 S11 W28 S37 E16 N6 E6 S8 E12 N8 E21 N42 $
FGR=[YR=2023;ORIG=88,52] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=54,10] E28 S11 W28 N11 $
FOP=[YR=2023;ORIG=84,60] W8 N8 W6 S6 W8 S6 E22 N4 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 400.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 12/15/2022 BY HC Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS