LOT 20 SOUTHERN MEADOWS S/D PHAS
WD 1423-1239,1241, WD 1447-356,

BAUER JOSEPH A/BAUER FRANCINE
1303 SW BARON GLN
FT WHITE, FL 32038

2026

35-5S-16-03752-420

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

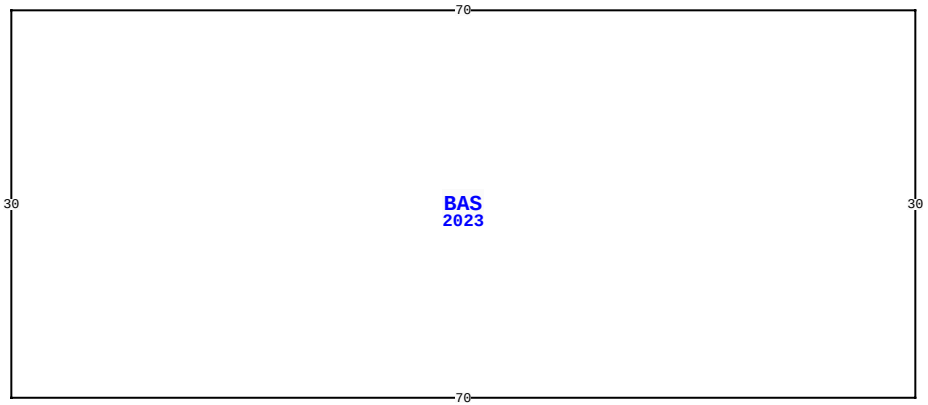
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	35516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2023	2,100	233,216
TOTALS	2,100			2,100	233,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,100	113.5000	116.90	245,490	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2100 HX Base Yr 2023



1303 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		233,216
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,416
SOH/AGL Deduction		118,013
ASSESSED VALUE		178,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,681
TOTAL JUST VALUE		296,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042966	Mobile Home		10/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/356	9/10/2021	WD	Q	I	01	58,000
GRANTOR: HURST AMY C						
GRANTEE: BAUER JOSEPH A						
1423/1241	10/30/2020	WD	Q	I	01	44,000
GRANTOR: STEPHEN ROLDAN						
GRANTEE: AMY C HURST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,9] 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	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	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 02/10/2022 BY JB Total Acres: 4.73 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/30/2025 BY SYS