LOT 23 SOUTHERN MEADOWS S/D PHAS

WD 1468-2184, WD 1527-274, WD 15

MORGAN PAMELA
1198 SW BARON GLN
FORT WHITE, FL 32028

2026

35-5S-16-03752-423

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

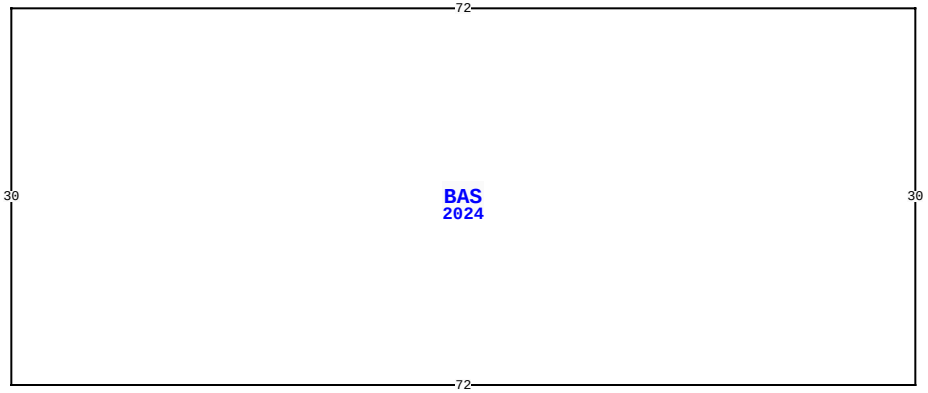
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	2,160	100	2024	2,160	244,929
TOTALS	2,160			2,160	244,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,160	113.5000	116.90	252,504	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2025 Heated Area: 2160 HX Base Yr



1198 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	244,929
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	305,729
SOH/AGL Deduction	0
ASSESSED VALUE	305,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,729
TOTAL JUST VALUE	305,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,254

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047160	Mobile Home		05/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1830	4/22/2025	WD	U	I	12	309,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: MORGAN PAMELA						
1527/274	10/30/2024	WD	U	I	12	110,000
GRANTOR: JOHNSON CHARLES D						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,11] E72 S30 W72 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	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00	49,500							

REVIEW DATE 07/31/2025 BY TP Total Acres: 4.77 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 11/18/2025 BY SYS