LOT 3 SOUTHERN MEADOWS S/D PHASE

WD 1487-743,

FERNANDEZ YOEL
3404 SW 24TH COURT
FORT LAUDERDALE, FL 33312

2027

34-5S-16-03752-403

BUILDING CHARACTERISTICS

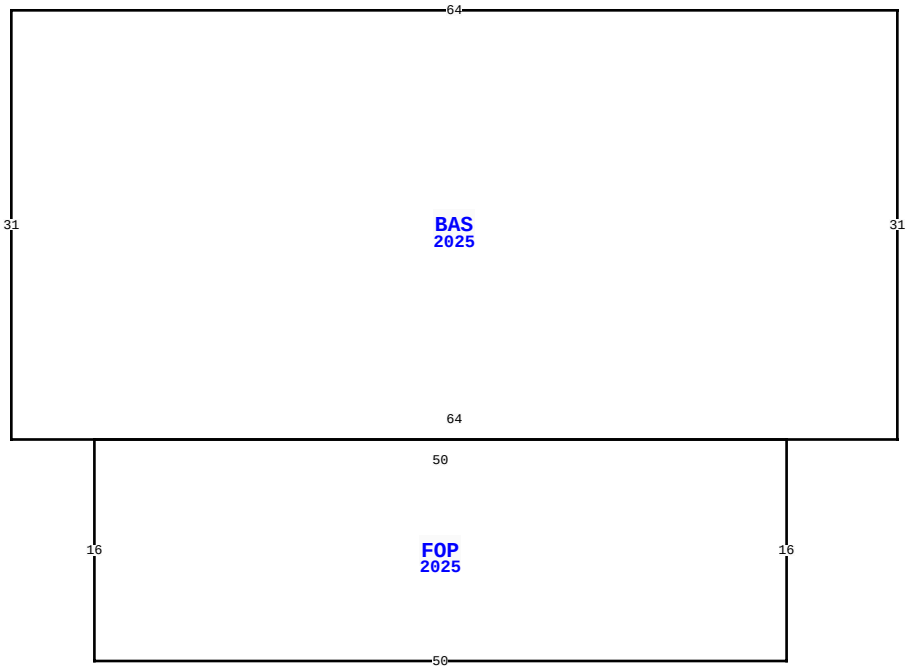
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,984	100	2025	1,984	229,060
FOP	800	35	2025	280	32,327
TOTALS	2,784			2,264	261,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,264	119.0000	117.81	266,722	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1984 HX Base Yr



271 SW BARON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
3	0030	BARN,MT	0	0	30	50	1,500.00	UT	15.00	15.00	100	2024	2023		100	22,500	
4	0251	LEAN TO W/	0	0	12	50	600.00	UT	7.50	7.50	100	2024	2023		100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,388
TOTAL MARKET OB/XF VALUE	34,600
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	350,988
SOH/AGL Deduction	0
ASSESSED VALUE	350,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,988
TOTAL JUST VALUE	350,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050036	Additions	16,330	06/04/2024
000048889	Mobile Home		12/20/2023
000047108	Storage Building	27,721	05/02/2023
000043797	RV - Recreational		02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/743	3/27/2023	WD	U	I	34	46,800

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: FERNANDEZ YOEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,14] E64 S31 W64 N31 $
FOP=[YR=2025;ORIG=24,45] E50 S16 W50 N16 $
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LAND DESCRIPTION

TOTAL OB/XF 34,600

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 04/13/2026 BY KS Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS