LOT 7 SOUTHERN MEADOWS S/D PHASE
WD 1548-188,

TYLER CHRISTOPHER ALLEN
529 SW BARON GLN
LAKE CITY, FL 32038

2027

34-5S-16-03752-407

BUILDING CHARACTERISTICS

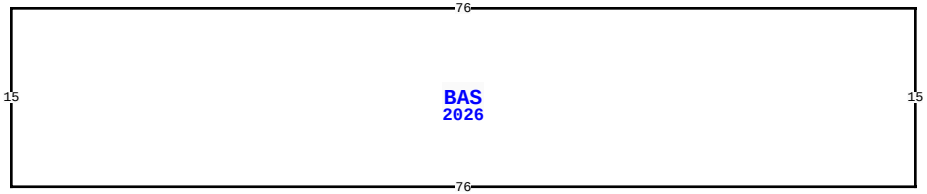
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,140	100	2026	1,140	100,995
TOTALS	1,140			1,140	100,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	113.0000	90.40	103,056	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 100% - 2026 Heated Area: 1140 HX Base Yr 2026



529 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,995
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		163,395
SOH/AGL Deduction		0
ASSESSED VALUE		163,395
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		61,984
TOTAL JUST VALUE		163,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054196	Mobile Home		10/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/188	8/28/2025	WD	U	I	21	45,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: TYLER CHRISTOPHER A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,12] E76 S15 W76 N15 $

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LAND DESCRIPTION

TOTAL OB/XF 7,400

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 11/20/2205 BY JB Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS