LOT 12 SOUTHERN MEADOWS S/D PHAS

WD 1467-229

DIAZ JOSE I/LORENZO ILEN
853 SW BARON GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-412

BUILDING CHARACTERISTICS

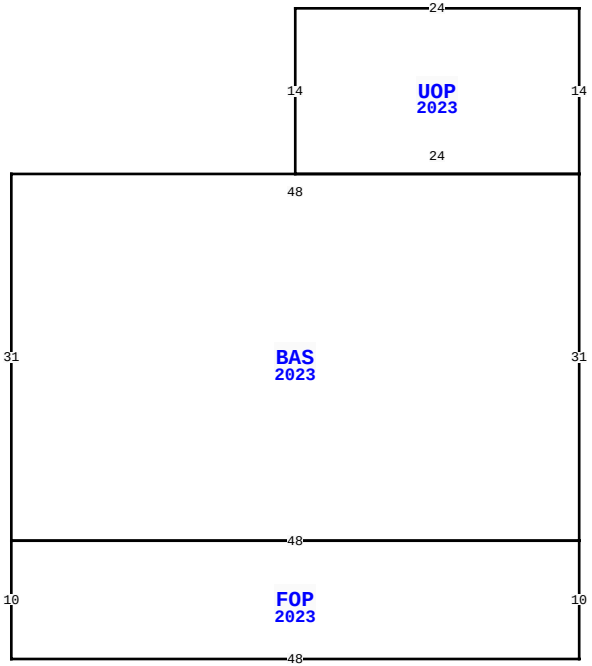
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	1,488	100	2023	1,488	139,173
FOP	480	35	2023	168	15,713
UOP	336	25	2023	84	7,857
TOTALS	2,304			1,740	162,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,740	113.0000	105.09	182,857	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2024 Heated Area: 1488 HX Base Yr 2024



853 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	2018	2018	3	100	3,600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,743
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,343
SOH/AGL Deduction		0
ASSESSED VALUE		228,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,932
TOTAL JUST VALUE		228,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37475	M H	754	11/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/229	5/11/2022	WD	U	I	34	45,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: DIAZ JOSE I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] S31 E48 N31 W48 $
FOP=[YR=2023;ORIG=10,41] S10 E48 N10 W48 $
UOP=[YR=2023;ORIG=34,-4] S14 E24 N14 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	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 04/13/2026 BY KS Total Acres: 4.78 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS