LOT 38 SOUTHERN MEADOWS S/D PHAS
WD 1272-2776, WD 1364-101, WD 14

JOHNSON MARCUS MARICE/JOHNSON CANDACE TIARA
290 SW BARON GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-438

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

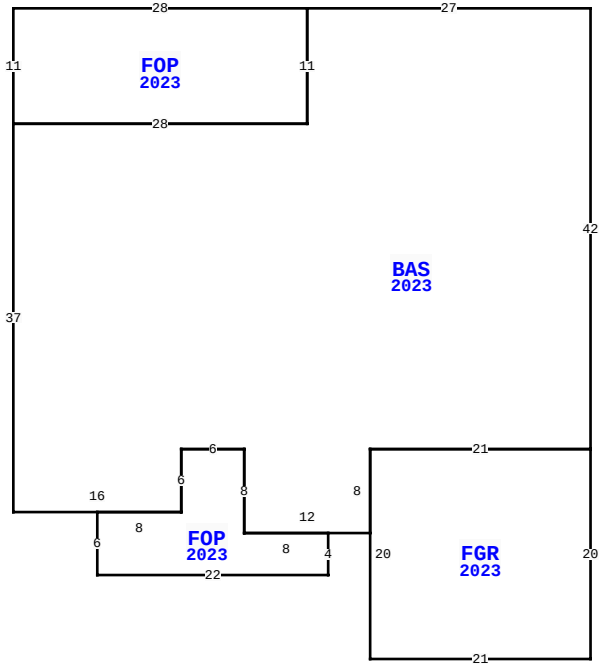
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2023	2,194	290,220
FGR	420	55	2023	231	30,556
FOP	152	30	2023	46	6,085
FOP	308	30	2023	92	12,170
TOTALS	3,074			2,563	339,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	123.9700	136.37	349,516	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2194 HX Base Yr 2023



290 SW BARON GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		339,031
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		395,231
SOH/AGL Deduction		4,264
ASSESSED VALUE		390,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,556
TOTAL JUST VALUE		395,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043488	New Residential C	296,000	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/456	11/10/2021	WD	U	V	34	100
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: JOHNSON MARCUS MARI						
1364/0101	7/06/2018	WD	U	V	12	37,900
GRANTOR: JOHN M & MARIA E VALL						
GRANTEE: BULLARD-DENUNE INVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=109,10] W27 S11 W28 S37 E16 N6 E6 S8 E12 N8 E21 N42 $
FGR=[YR=2023;ORIG=88,52] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=54,10] E28 S11 W28 N11 $
FOP=[YR=2023;ORIG=84,60] W8 N8 W6 S6 W8 S6 E22 N4 $
.

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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	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: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS