LOT 17 SOUTHERN MEADOWS S/D PHAS
WD 1423-2692

TALLEY JONATHAN M/TALLEY JENNIFER M
1117 SW BARON GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-417

BUILDING CHARACTERISTICS

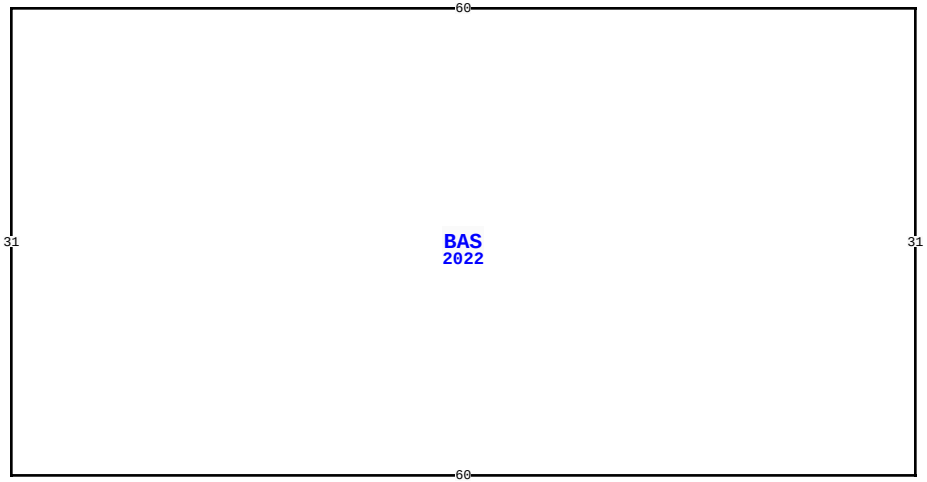
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	35516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2022	1,860	195,023
TOTALS	1,860			1,860	195,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	119.0000	117.81	219,127	2019	2019	0	0	0	11.00	89.00

1 MANUF 3 100% - 2023 Heated Area: 1860 HX Base Yr 2023



1117 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
2	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2019	2019	3	100	3,456	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	18	40	720.00	UT	12.00	12.00	100	2019	2019	3	100	8,640	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2026	2025		100	15,000	
6	0030	BARN,MT	0	100	40	44	1.00	UT	28,000.00	28,000.00	100	2026	2025		100	28,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,023
TOTAL MARKET OB/XF VALUE		62,196
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,219
SOH/AGL Deduction		0
ASSESSED VALUE		312,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,808
TOTAL JUST VALUE		312,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39341	M H	0	02/24/2020
37156	PUMP/UTPOL	50	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2692	11/05/2020	WD	Q	I	03	45,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: JONATHAN M & JENNIF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=19,8] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 62,196

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 04/10/2026 BY KS Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS