LOT 21 SOUTHERN MEADOWS S/D PHAS

WD 1468-2178,

WALSTROM KEVIN J/WALSTROM MELANIE E
1296 SW BARON GLN
FT WHITE, FL 32038

2027

35-5S-16-03752-421

BUILDING CHARACTERISTICS

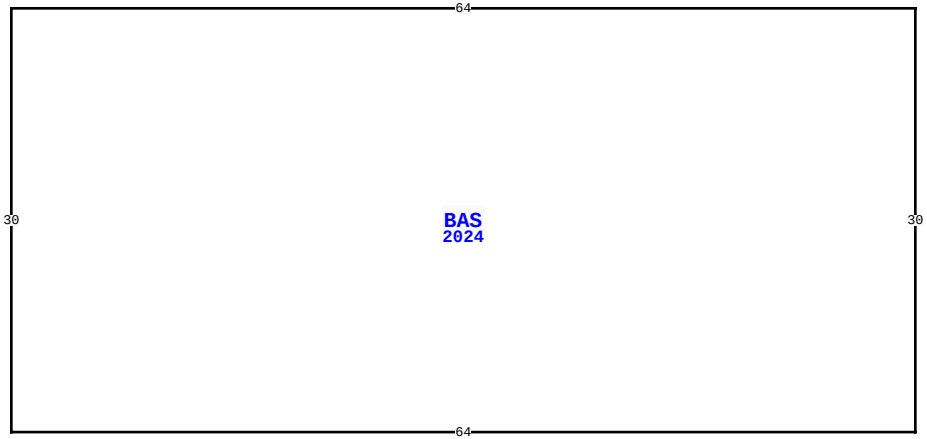
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,920	100	2024	1,920	206,768
TOTALS	1,920			1,920	206,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	114.5000	113.36	217,651	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2024 Heated Area: 1920 HX Base Yr 2024



1296 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,768
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,068
SOH/AGL Deduction		0
ASSESSED VALUE		274,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,657
TOTAL JUST VALUE		274,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050269	Mobile Home		07/02/2024
000045027	Mobile Home		07/22/2022
000044880	Electrical Servic	0	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2178	6/02/2022	WD	Q	V	01	50,000

GRANTOR: BULLARD-DENUNE INVEST

GRANTEE: WALSTROM KEVIN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,6] E64 S30 W64 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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: 4.72 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS