LOT 7 SHANNA MEADOWS S/D.
WD 1035-757, WD 1035-760, WD 108

GONZALEZ HENRY/GONZALEZ LUZ V
541 SW MORNING STAR GLN
FORT WHITE, FL 32038

**2026**

**34-5S-16-03752-107**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |

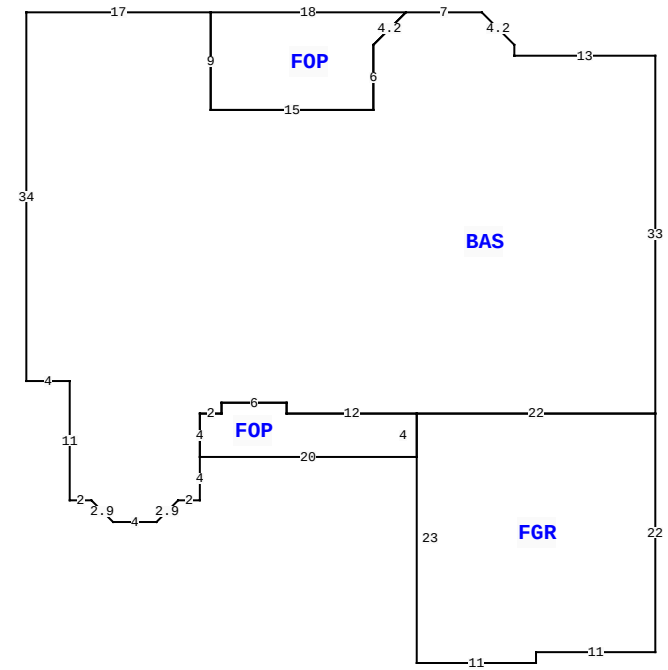
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 34516.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,040 | 100 | | 2,040 | 230,471 |
| FGR | 495 | 55 | | 272 | 30,730 |
| FOP | 86 | 30 | | 26 | 2,938 |
| FOP | 140 | 30 | | 42 | 4,745 |
| TOTALS | 2,761 | | | 2,380 | 268,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,380 | 126.0914 | 141.22 | 336,104 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2040 HX Base Yr 2008




545 SW MORNING STAR GLN, FORT WHITE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 371,621 |
| TOTAL MARKET OB/XF VALUE | | 13,270 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 439,891 |
| SOH/AGL Deduction | | 108,635 |
| ASSESSED VALUE | | 331,256 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 280,534 |
| TOTAL JUST VALUE | | 439,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 445,461 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40836 | M H | 0 | 10/02/2020 |
| 22930 | SFR | 576 | 03/21/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1087/2424 | 6/21/2006 | WD | Q | I | | 260,000 |
| GRANTOR: KINGDOM PROPERTIES IN | | | | | | |
| GRANTEE: HENRY & LUZ GONZALE | | | | | | |
| 1035/0757 | 1/07/2005 | WD | U | V | 08 | 28,000 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: D MACK REEVES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 N1 L3 U3 W7 FOP= W18 S9 E15 N6 R3 U3 $ D3 L3 S6 W15 N9 W17 S34 E4 S11 E2 R2 D2 E4 U2 R2 E2 N4 FOP= E20 N4 W12 N1 W6 S1 W2 S4$ N4 E2 N1 E6 S1 E12 FGR= S23 E11 N1 E11 N22 W22 $ E22 N33$.

## 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 | 1,761.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 3,522 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 23 | 23 | 529.00 | UT | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 100 | 6,348 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,270

| 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 01/13/2021 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS

LOT 7 SHANNA MEADOWS S/D.
WD 1035-757, WD 1035-760, WD 108

GONZALEZ HENRY/GONZALEZ LUZ V
541 SW MORNING STAR GLN
FORT WHITE, FL 32038

**2026**

**34-5S-16-03752-107**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

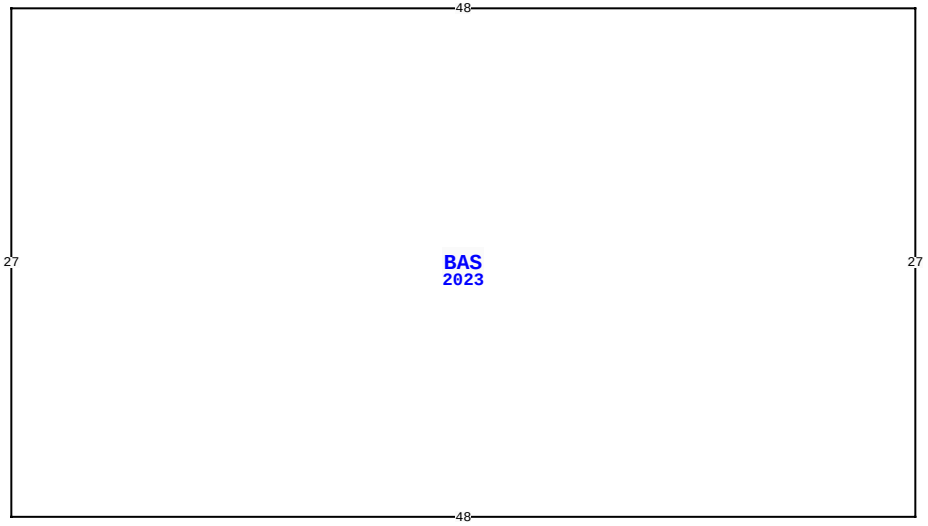
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 34516.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 2023 | 1,296 | 102,738 |
| TOTALS | 1,296 | | | 1,296 | 102,738 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,296 | 103.9500 | 85.24 | 110,471 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

2 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr 2008




545 SW MORNING STAR GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTEE: HENRY & LUZ GONZALE | | | | | | |
| 1035/0757 | 1/07/2005 | WD | U | V | 08 | 28,000 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: D MACK REEVES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,16] E48 S27 W48 N27 $
.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/13/2021 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS