LOT 9 SHANNA MEADOWS S/D.
WD 1038-1855, WD 1038-1856, WD 1

MASON BOBBY W/MASON TONI M
675 SW MORINING STAR GLN
FORT WHITE, FL 32038

**2026**

**34-5S-16-03752-109**

## 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 | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 05 | 05 |

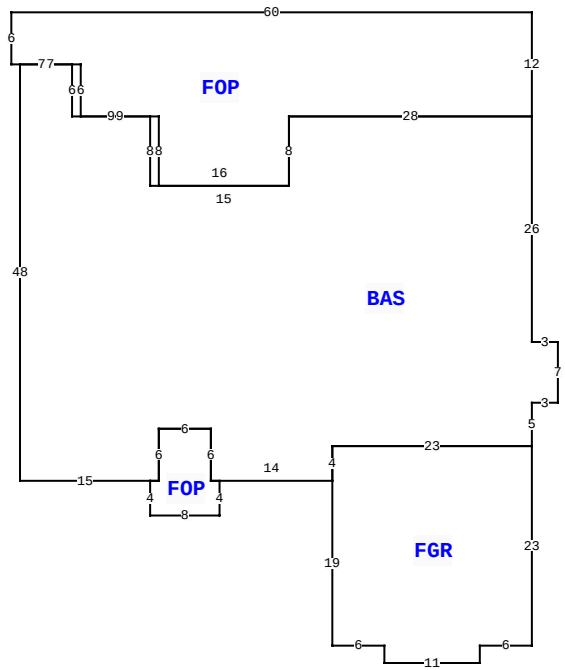
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 34516.020 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,293 | 100 | | 2,293 | 255,866 |
| FGR | 551 | 55 | | 303 | 33,810 |
| FOP | 68 | 30 | | 20 | 2,232 |
| FOP | 806 | 30 | | 242 | 27,004 |
| TOTALS | 3,718 | | | 2,858 | 318,912 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,858 | 122.9960 | 137.76 | 393,718 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 2293 HX Base Yr 2012




675 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 | | 318,912 |
| TOTAL MARKET OB/XF VALUE | | 49,957 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 423,869 |
| SOH/AGL Deduction | | 133,721 |
| ASSESSED VALUE | | 290,148 |
| TOTAL EXEMPTION VALUE | 13 HX HB | 290,148 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 423,869 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 428,751 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39241 | STORAGE | 0 | 02/04/2020 |
| 24834 | POOL ENCL | 100 | 08/04/2006 |
| 24547 | POOL | 145 | 05/23/2006 |
| 23827 | SFR | 690 | 11/07/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1214/0941 | 5/02/2011 | WD | Q | I | 01 | 254,000 |
| GRANTOR: JAY W & CATHLEENSUE H | | | | | | |
| GRANTEE: BOBBY W & TONI M MA | | | | | | |
| 1048/0858 | 6/01/2005 | QC | Q | V | 01 | 100 |
| GRANTOR: KINGDOM PROPERTIES | | | | | | |
| GRANTEE: JAY W & CATHLEEN SU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP= N12 W60 S6 E7 S6 E9 S8 E16 N8 E28$ BAS= W28 S8 W15 N8 W9 N6 W7 S48 E15 FOP= S4 E8 N4 W1 N6 W6 S6 W1$ E1 N6 E6 S6 E14 FGR= S19 E6 S2 E11 N2 E6 N23 W23 S4$ N4 E23 N5 E3 N7 W3 N26$.

## 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 | 1,016.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 2,032 | |
| 2 | 0282 | POOL ENCL | 0 | 100 | 26 | 60 | 1,560.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 9,360 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 15 | 30 | 450.00 | UT | 70.00 | 70.00 | 100 | 2006 | 2006 | 3 | 51 | 16,065 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 50 | 30 | 1,500.00 | UT | 11.00 | 11.00 | 100 | 0 | 0 | 3 | 100 | 16,500 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 6 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 3,000 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 8 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 9 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 500 | |
| 10 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 800 | |

TOTAL OB/XF 49,457

## LAND DESCRIPTION

| 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 02/20/2020 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS

LOT 9 SHANNA MEADOWS S/D.
WD 1038-1855, WD 1038-1856, WD 1

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**2026**

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## COLUMBIA COUNTY PROPERTY



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|---|---|---|---|---|---|
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| GRANTOR: KINGDOM PROPERTIES | | | | | | |
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### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 500 | |

TOTAL OB/XF 500

### LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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