LOT 14 SHANNA MEADOWS S/D.
WD 1003-1611, WD 1180-160, WD 13

CREWS BRETT/CREWS CELENA
660 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-114

BUILDING CHARACTERISTICS

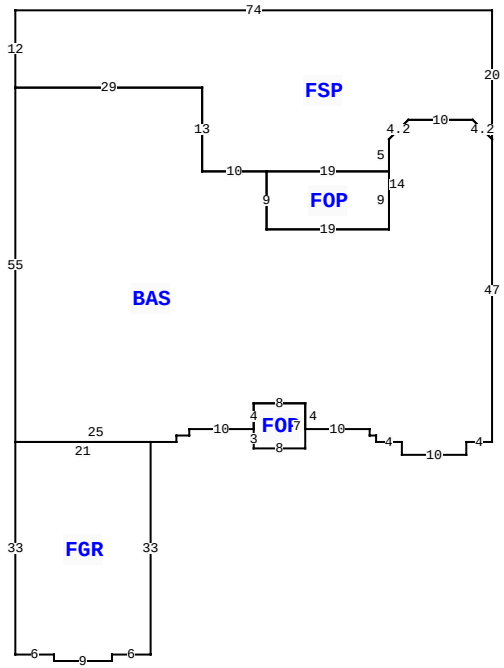
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	3,362	100		3,362	344,215
FGR	702	55		386	39,521
FOP	56	30		17	1,740
FOP	171	30		51	5,222
FSP	1,354	40		542	55,492
TOTALS	5,645			4,358	446,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,358	115.7100	129.60	564,797	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2018 Heated Area: 3362 HX Base Yr 2018



660 SW MORNING STAR 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		446,190
TOTAL MARKET OB/XF VALUE		42,416
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		543,606
SOH/AGL Deduction		178,236
ASSESSED VALUE		365,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,648
TOTAL JUST VALUE		543,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044828	Roof Replacement	23,000	06/29/2022
22481	POOL ENCL	125	11/09/2004
21851	POOL	230	05/10/2004
21494	SFR	922	02/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1832	6/15/2017	WD	Q	I	01	330,000
GRANTOR: NOAH JEANNETTE						
GRANTEE: BRETT & CELENA CREW						
1180/0160	8/31/2009	WD	U	I	38	301,400
GRANTOR: DAVID A & MARLENE E C						
GRANTEE: NOAH JEANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N20 W74 S12 E29 S13 E10 FOP= S9 E19 N9 W19$ E19 N5 R3 U3 E10 D3 R3 $ BAS= L3 U3 W10 D3 L3 S14 W19 N9 W10 N13 W29 S55 FGR= S33E6 S1 E9 N1 E6 N33 W21$ E25 N1E2 N1 E10 FOP= S3 E8 N7 W8 S4$ N4 E8 S4 E10 S1 E1 S1 E4 S2 E10N2 E4 N47$.

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	0280	POOL R/CON	0	100	16	40	640.00	UT	70.00	70.00	100	2004	2004	3	43	19,264	
2	0166	CONC,PAVMT	0	100	0	0	4,460.00	UT	2.00	2.00	100	2004	2004	3	100	8,920	
3	0282	POOL ENCL	0	100	28	74	2,072.00	UT	15.00	15.00	100	2004	2004	3	40	12,432	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 42,416

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 10/03/2025 BY SYS