LOT 17 SHANNA MEADOWS S/D.
AG 1022-1405, CT 1173-1335, WD 1

STEWART RICKY L/STEWART SUZANNE W
450 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

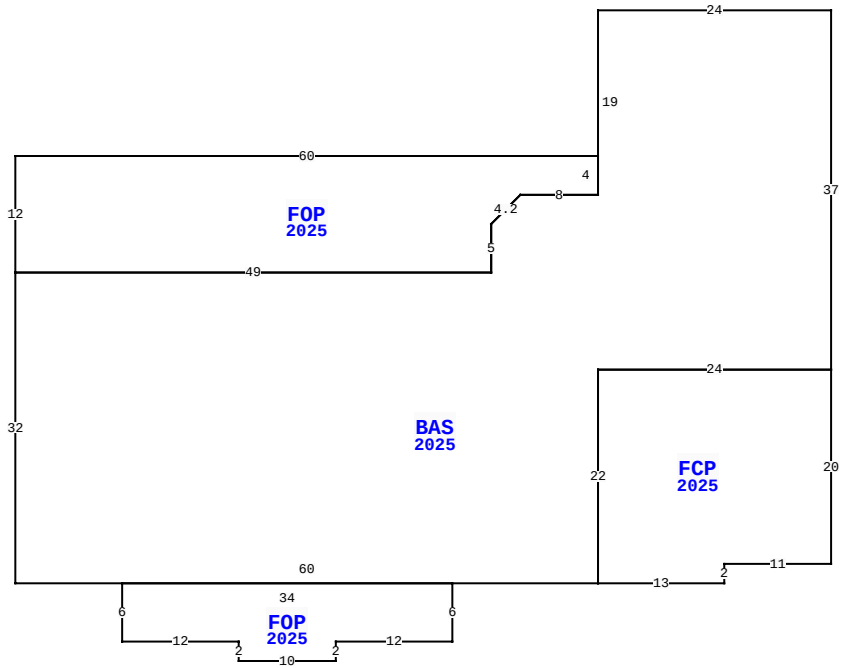
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,892	100	2025	2,892	353,533
FCP	506	25	2025	126	15,402
FOP	224	30	2025	67	8,190
FOP	637	30	2025	191	23,349
TOTALS	4,259			3,276	400,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,276	110.2500	123.48	404,520	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2892 HX Base Yr 2025



450 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		400,475
TOTAL MARKET OB/XF VALUE		12,628
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		468,103
SOH/AGL Deduction		0
ASSESSED VALUE		468,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,381
TOTAL JUST VALUE		468,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036770	New Residential C	0	05/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/0185	9/24/2010	WD	U	V	40	29,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: RICKY L & SUZANNE S						
1173/1335	5/06/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT (PHILI						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-10] W24 S19 W8 D3L3 S5 W49 S32 E60 N22 E24 N37 $
FOP=[YR=2025;ORIG=-14,5] W60 S12 E49 N5 U3R3 E8 N4 $
FCP=[YR=2025;ORIG=10,27] W24 S22 E13 N2 E11 N20 $
FOP=[YR=2025;ORIG=-29,49] W34 S6 E12 S2 E10 N2 E12 N6 $
.

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	0030	BARN,MT	0	100	24	36	864.00	UT	11.00	11.00	75	2014	2014	3	75	7,128	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,628

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 12/20/2024 BY HC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS