

CELEBRATION COMMUNITY CHURCH OF SOUTHERN COLUMBIA
174 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Roof Structur04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo15HARTILE 10

Ceiling02F.NOT SUS 100

Air Condition06ENG CENTRL 100

Heating Type09ENG F AIR 100

Fixtures15100

Frame02WOOD FRAME 100

Story Height8100

RMS12100

Stories1.1.100

Units0100

Condition Adj0303100

Quality0505

DOR CODE7100CHURCHES-EX

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC34516.0201.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS3,0161003,016154,514

BAS5,0001005,000256,157

CAN11030331,691

TOTALS8,1268,049412,362

MARKET ADJUSTMENTS

TYPEMDLEFF. AREAOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

9100048,04991.139470.18564,8792003200300027.0073.00

1 CHURCH0% - 0Heated Area: 8016HX Base Yr

58

52

52

58

42

50

50

48

11

10

11

BAS

CAN

COLUMBIA COUNTY PROPERTY PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE412,362

TOTAL MARKET OB/XF VALUE5,424

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE507,786

SOH/AGL Deduction0

ASSESSED VALUE507,786

TOTAL EXEMPTION VALUE02507,786

BASE TAXABLE VALUE0

TOTAL JUST VALUE507,786

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE519,083

PERMIT NUMDESCRIPTIONAMTISSUED

000051670Roof Replacement55,80012/02/2024

31725CHURCH12502/03/2014

28379CHURCH37502/18/2010

26238CHURCH82509/17/2007

20286CHURCH77501/03/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1013/23013/31/2004QCQ Q I 03100

GRANTOR: BEULAH BAPTIST ASSOCI

GRANTEE: CELEBRATION COMMUNI

0942/085412/19/2001WDQ V50,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: BEULAH BAPTIST ASSO

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

05/10/2024MLU

EXTRA FEATURES

174 SW MORNING STAR GLN, FORT WHITE

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT00001,110.00UT2.002.001002003200331002,220

20296SHED METAL001216192.00UT12.0012.001002006200631002,304

30260PAVEMENT-A00001.00UT0.000.00100201420143100300

40130CLFENCE50001.00UT0.000.00100201420143100600

LAND DESCRIPTION

TOTAL OB/XF5,424

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLUNITYPED TDPPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

17100CCHURCH0A-10.000.002.00LT1.001.000.9050,000.0045,000.0090,000

REVIEW DATE02/20/2020BYBCTotal Acres: 10.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 10/02/2025 BY SYS