

LOT 2 ANCIENT OAKS S/D.

WD 1007-835, WD 1135-2456, TD 13

MAYSONET FERNANDO/MAYSONET MARIZA
925 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-202



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	34516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100		2,264	140,409
TOTALS	2,264			2,264	140,409

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	12,000.00	12,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

REVIEW DATE 02/27/2023 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0202	02	2,264	113.9000	112.76	255,289	2004	2004	0	0	0	45.00	55.00	
1 MANUF 2		100% - 2023		Heated Area: 2264						HX Base Yr 2023			
925 SW MORNING STAR GLN, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
29,480													

TOTAL OB/XF													
29,480													

Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,409	
TOTAL MARKET OB/XF VALUE		29,480	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		224,889	
SOH/AGL Deduction		150,566	
ASSESSED VALUE		74,323	
TOTAL EXEMPTION VALUE		49,323	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		224,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046102	Storage Building	13,400	12/14/2022
000044389	Roof Replacement	10,000	05/10/2022
21432	M H	411	01/21/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/304	5/17/2022	WD	Q	I	01	250,000	
GRANTOR: FULFORD GREG TRUST DA							
GRANTEE: MAYSONET FERNANDO							
1305/1998	11/24/2015	TR	U	I	30	100	
GRANTOR: GREGORY & BETTINA FUL							
GRANTEE: GREG & BETTINA FULF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W76 S30 E46 N1 E16 S1 E14 N30\$.											

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