LOT 3 ANCIENT OAKS S/D.
WD 1065-2606, WD 1371-2191,

MCKINNEY TIMOTHY D
969 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-203

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

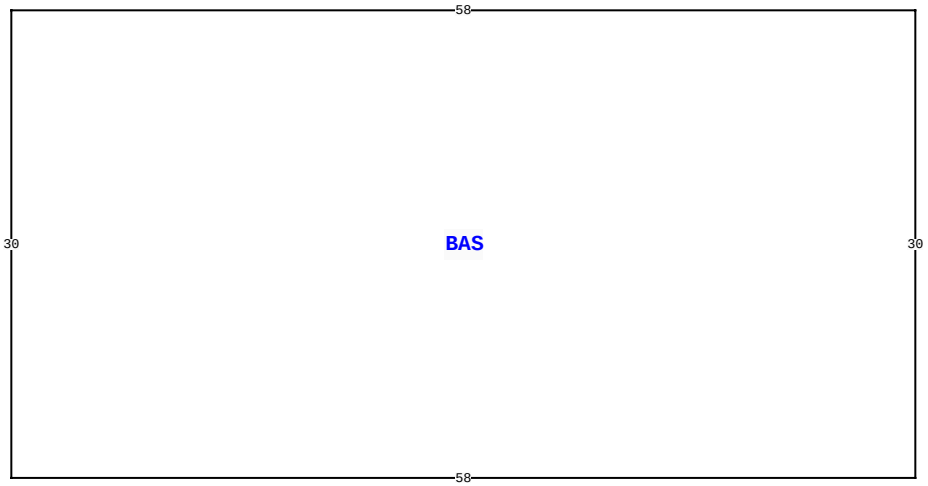
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 34516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	165,809
TOTALS	1,740			1,740	165,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,740	113.9000	107.07	186,302	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1740 HX Base Yr 2020



969 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		165,809
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		233,909
SOH/AGL Deduction		91,865
ASSESSED VALUE		142,044
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		86,322
TOTAL JUST VALUE		233,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048705	Electrical Servic	0	11/20/2023
37540	M H	720	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2191	10/26/2018	WD	Q	V	01	35,000
GRANTOR: BEVERLY E MUNN N/K/A						
GRANTEE: TIMOTHY D MCKINNEY						
1065/2606	11/18/2005	WD	U	V	08	28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: BEVERLY E MUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S30 E58 N30$.

EXTRA FEATURES

L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 13,100

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	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 12/11/2024 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS