LOT 4 ANCIENT OAKS S/D.
WD 1001-2781, WD 1458-433, WD 14

WEBB TERRON/WEBB CHRISTINE OLUFEMI
979 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

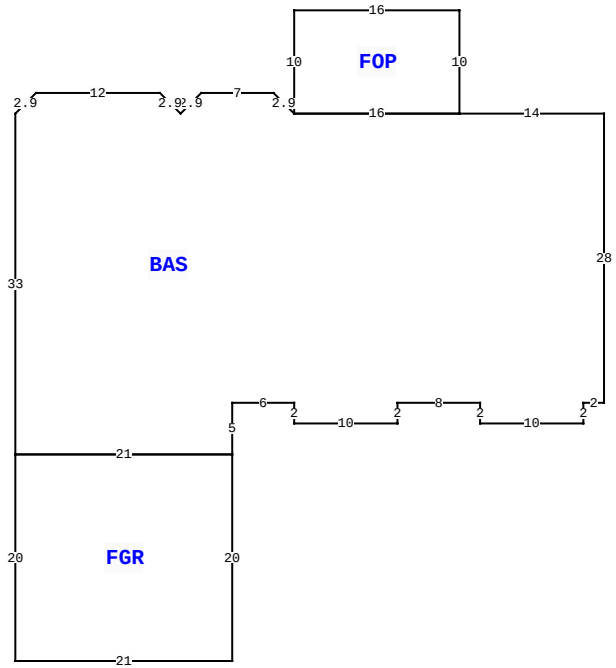
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,787	100		1,787	203,529
FGR	420	55		231	26,309
FOP	160	30		48	5,467
TOTALS	2,367			2,066	235,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	128.7198	144.17	297,855	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 1787 HX Base Yr 2023



979 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		235,305
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,555
SOH/AGL Deduction		14,844
ASSESSED VALUE		276,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,989
TOTAL JUST VALUE		291,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22306	SFR	508	09/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1526/66	10/24/2024	LE	U	I	14	100
GRANTOR: AMAO EVELYN D						
GRANTEE: AMAO EVELYN D (ENH						
1523/895	11/20/2023	QC	U	I	11	100
GRANTOR: WEBB CHRISINTE OLUFEM						
GRANTEE: WEBB EVELYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W16 S10 E16$ W16 L2 U2 W7 D2 L2 L2 U2 W12 D2 L2 S33 FGR= S20 E21 N20 W21$ E21 N5 E6 S2 E10 N2 E8 S2 E10 N2 E2 N28$.

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	0166	CONC,PAVMT	0	100	0	0	625.00	UT	2.00	2.00	100	2005	2005	3	100	1,250	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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 11/18/2025 BY SYS