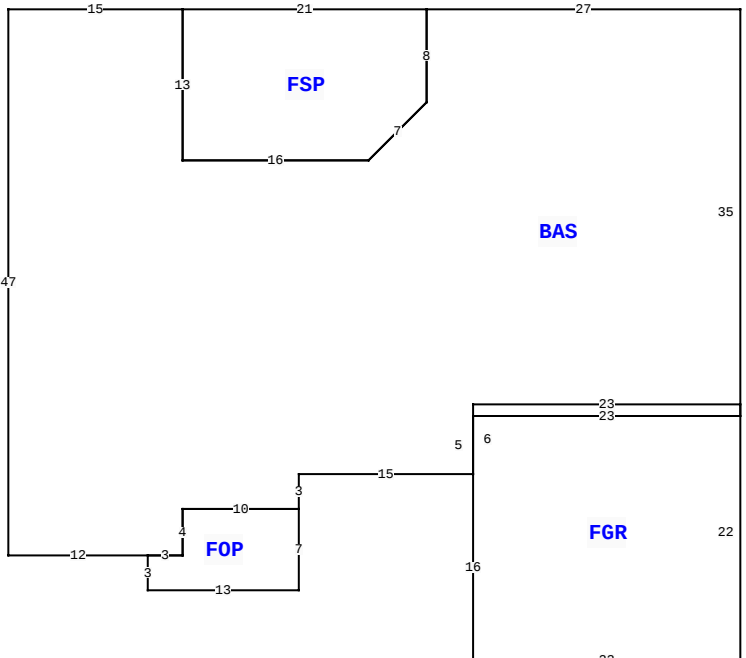


TIRADO WILLIAM/TIRADO LAURA
956 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		32	HARDIE BRD 100		0100	01	2,686	131.0848	146.81	394,332	2017	2017			0	0	8.00	92.00	VALUATION BY										
Roof Structure		08	IRREGULAR 100		1 SINGLE FAM 100% - 2022															Heated Area: 2280									
Roof Cover		14	PREFIN MT 100																	HX Base Yr 2022									
Interior Wall		05	DRYWALL 100																										
Interior Floor		13	LAM/VNLPLK 80																										
Interior Floor		15	HARDTILE 20																										
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																										
Architectural Units		05	CONV 100																										
			0 100																										
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	2,280	100		2,280	307,949																								
FGR	506	55		278	37,548																								
FOP	79	30		24	3,241																								
FSP	261	40		104	14,047																								
TOTALS		3,126		2,686	362,785																								
EXTRA FEATURES					956 SW MORNING STAR GLN, FORT WHITE																								
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	0190	FPLC PF	0100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200														
2	0166	CONC, PAVMT	0100	0	0	2,280.00	UT	2.00	2.00	100	2017	2017	3	100	4,560														
3	0104	GENERATOR	0100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500														
</																													