LOT 13 ANCIENT OAKS S/D.
WD 1034-1038, WD 1057-1707.

MORRIS WAYNE/MORRIS MARY JANE
950 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

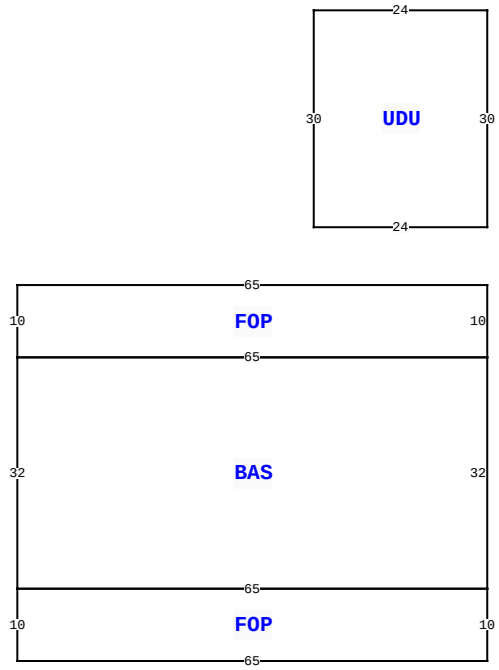
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100		2,080	212,689
FOP	650	30		195	19,940
FOP	650	30		195	19,940
UDU	720	55		396	40,493
TOTALS	4,100			2,866	293,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	112.7175	126.24	361,804	2006	2006	0	0	0	19.00	81.00

3 SINGLE FAM 100% - 2007 Heated Area: 2080 HX Base Yr 2007



950 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		293,061
TOTAL MARKET OB/XF VALUE		46,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		394,361
SOH/AGL Deduction		111,886
ASSESSED VALUE		282,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,753
TOTAL JUST VALUE		394,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23725	SFR	623	10/18/2005
23722	GARAGE	192	10/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1034/1030	12/20/2004	WD	Q	V		28,000

GRANTOR: SUBRANDY LIMITED PART
GRANTEE: WAYNE & MARY JANE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FOP= N10 W65 S10 E65$ W65 S32 FOP= S10 E65 N10 W65$ E65$ PTR= N50 UDU= N30 W24 S30 E24$ S50$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0031	BARN,MT AE	0	100	36	100	3,600.00	UT	12.00	12.00	100	2006	2006	3	100	43,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 46,300

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 11/17/2025 BY SYS