

LOT 10 ANCIENT OAKS S/D.

WD 1014-259, WD 1298-1902,

POPHAM DAVID JR
1100 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

35-5S-16-03752-210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC		35516.040	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,482	100		3,482	352,383
FOP	21	30		6	608
FOP	192	30		58	5,870
FOP	264	30		79	7,995
FSP	660	40		264	26,717
FUS	1,200	100		1,200	121,442
UDG	1,200	55		660	66,793
UDU	315	55		173	17,508
UOP	390	20		78	7,893
TOTALS	7,724			6,000	607,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	2,904.00	UT	2.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	6,000	111.5500	124.94	749,640	2006	2006	0	0
1 SINGLE FAM 100% - 2016 Heated Area: 4682 HX Base Yr 2016									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
1100 SW MORNING STAR GLN, FORT WHITE 04/07/2025 MLU									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		607,208	
TOTAL MARKET OB/XF VALUE		7,808	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		670,016	
SOH/AGL Deduction		243,820	
ASSESSED VALUE		426,196	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		375,474	
TOTAL JUST VALUE		670,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		677,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26275	GARAGE	626	09/26/2007
22876	SFR	942	03/04/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1298/1902	7/24/2015	WD Q	I	01	
GRANTOR: MICHAEL G & FRANCES A					
GRANTEE: DAVID POPHAM JR					
1014/0259	3/22/2004	WD Q	V		
GRANTOR: SUBRANDY LIMITED PART					
GRANTEE: MICHAEL G & FRANCES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 S8 FSP= W12 S15 W34 S12 E34 U12 R12 N15\$ S15 L12 D12 W34 S36 E18 S1 FOP= S8 E33 N8 W33\$ E33 N1 E14 N40 E12 N31\$ PTR= N50 UDU= N7 FOP= N7 W3 S7 E3 \$ W3 N7 E3 N7 FOP= N12 W16 S12 E16\$ W16 S21 E16\$ S50\$ PTR= E30 UDG= E30 N40 UOP= N13 W30 S13 E30\$ W30 S40\$ W30\$ PTR= E70 N20 FUS= E30 N40 W30 S40\$ W70 S20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
TOTAL OB/XF 7,808									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		