LOTS 4 & 5 SHANNA MEADOWS S/D.
957-1735, 1000-2768

REID MICHAEL A/REID ENA M
377 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-105

BUILDING CHARACTERISTICS

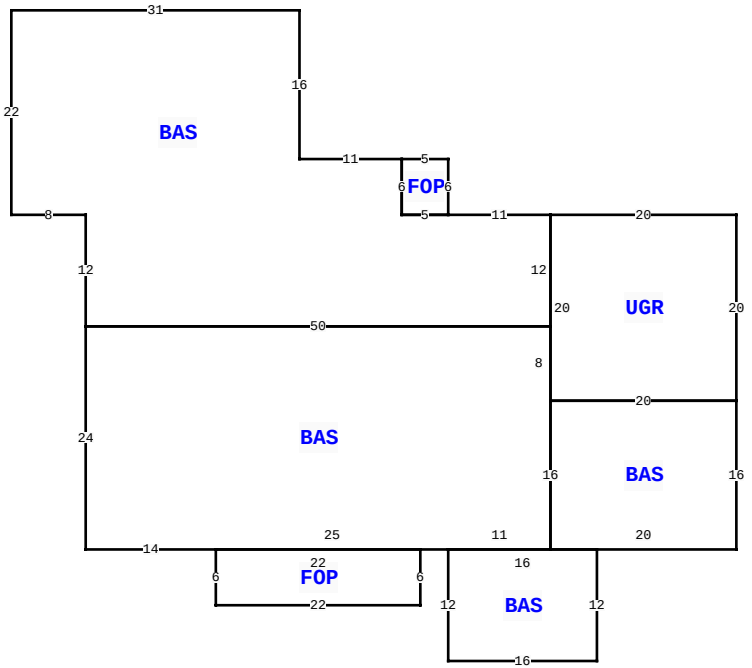
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	16,289
BAS	320	100		320	27,149
BAS	1,200	100		1,200	101,806
BAS	1,348	100		1,348	114,363
FOP	30	30		9	764
FOP	132	30		40	3,394
UGR	400	45		180	15,271
TOTALS	3,622			3,289	279,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,289	99.5818	109.54	360,277	2003	2003	0	0	0	22.55	77.45

1 SINGLE FAM 100% - 2004 Heated Area: 3060 HX Base Yr 2004



377 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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		279,035
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		298,525
SOH/AGL Deduction		85,290
ASSESSED VALUE		213,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,824
TOTAL JUST VALUE		386,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053374	Right-of-Way Acce		06/13/2025
19697	SFR	218	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/2768	11/18/2003	WD	U	V	07	26,000
GRANTOR: SUBRANDY						
GRANTEE: REID						
0957/1735	6/26/2002	WD	Q	V		28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MICHAEL A & ENA M R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E14 FOP= S6 E22 N6 W22$ E25 BAS= S12 E16 N12 W16$ E11 BAS= E20 N16 W20 S16$ N16 UGR= E20 N20 W20 S20$ N8$ BAS= N12 W11 FOP= N6 W5 S6 E5$ W5 N6 W11 N16 W31 S22 E8 S12 E50$.

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	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	2006	2006	3	50	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0119	MASONRY WA	0	0	0	0	1.00	UT	1,000.00	1,000.00	75	2014	2014	3	75	750	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	0.20	LT		1.00	1.00	1.00	50,000.00	50,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	1.80	LT		1.00	1.00	1.00	50,000.00	50,000.00	90,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.00 Total Land Value: 12,240 Market: 90,000 Agricultural: 2,240 Common: 10,000 PRINTED 11/16/2026 BY SYS

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11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	

TOTAL OB/XF 2,500

LAND DESCRIPTION

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

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.00 Total Land Value: 12,240 Market: 90,000 Agricultural: 2,240 Common: 10,000 PRINTED 11/16/2026 BY SYS