LOT 6 SHANNA MEADOWS S/D.

WD 1063-930, QC 1241-3, WD 1244-

LAFAIVE DONALD J/LAFAIVE SANDRA J
449 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-106

BUILDING CHARACTERISTICS

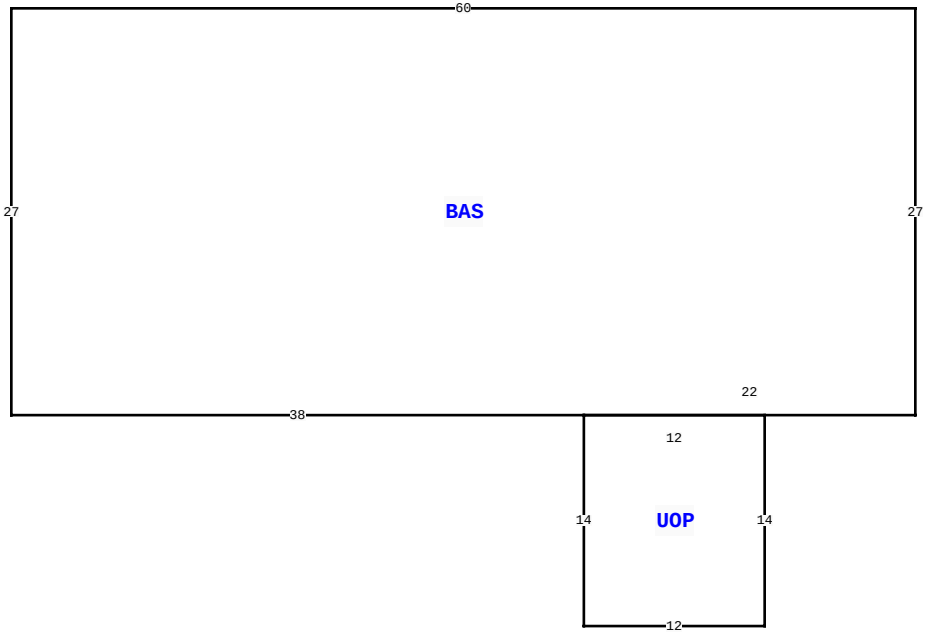
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,620	100		1,620	97,698
UOP	168	25		42	2,533
TOTALS	1,788			1,662	100,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,662	117.9000	109.65	182,238	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1620 HX Base Yr 2018



449 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	16	24	384.00	UT	4.00	4.00	100	2001	2001	3	100	1,536	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	12	244.00	UT	12.00	12.00	100	2006	2006	3	100	2,928	
5	0252	LEAN-TO W/	0	100	12	12	244.00	UT	2.50	2.50	100	2006	2006	3	100	610	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 17,674

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/13/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,231
TOTAL MARKET OB/XF VALUE		17,674
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		182,905
SOH/AGL Deduction		92,962
ASSESSED VALUE		89,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,532
TOTAL JUST VALUE		182,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000	M H	125	12/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1725	4/12/2017	WD	Q	I	01	110,000
GRANTOR: SUSAN GARRETT						
GRANTEE: DONALD J & SANDRA J						
1244/1619	11/09/2012	WD	U	I	11	100
GRANTOR: JERRY A GARRETT						
GRANTEE: SUSAN GARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E38 UOP= S14 E12 N14 W12$ E22 N27$.