LOT 7 SHANNA MEADOWS S/D.
WD 1035-757, WD 1035-760, WD 108

GONZALEZ HENRY/GONZALEZ LUZ V
541 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-107

BUILDING CHARACTERISTICS

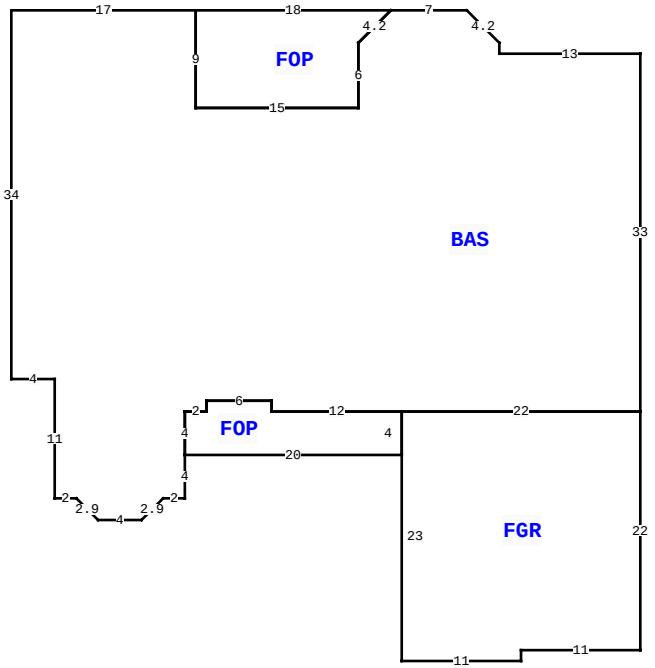
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0102	SFRES/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	2,040	100		2,040	230,471
FGR	495	55		272	30,730
FOP	86	30		26	2,938
FOP	140	30		42	4,745
TOTALS	2,761			2,380	268,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	126.0914	141.22	336,104	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2008 Heated Area: 2040 HX Base Yr 2008



545 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	0166	CONC,PAVMT	0	100	0	0	1,761.00	UT	2.00	2.00	100	2005	2005	3	100	3,522	
2	0031	BARN,MT AE	0	100	23	23	529.00	UT	12.00	12.00	100	2006	2006	3	100	6,348	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
8	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	370,367
TOTAL MARKET OB/XF VALUE	21,270
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	456,637
SOH/AGL Deduction	119,301
ASSESSED VALUE	337,336
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	285,925
TOTAL JUST VALUE	456,637
NCON VALUE	8,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40836	M H	0	10/02/2020
22930	SFR	576	03/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/2424	6/21/2006	WD	Q	I		260,000
GRANTOR: KINGDOM PROPERTIES IN						
GRANTEE: HENRY & LUZ GONZALE						
1035/0757	1/07/2005	WD	U	V	08	28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: D MACK REEVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N1 L3 U3 W7 FOP= W18 S9 E15 N6 R3 U3 $ D3 L3 S6 W15 N9 W17 S34 E4 S11 E2 R2 D2 E4 U2 R2 E2 N4 FOP= E20 N4 W12 N1 W6 S1 W2 S4$ N4 E2 N1 E6 S1 E12 FGR= S23 E11 N1 E11 N22 W22 $ E22 N33$.

LAND DESCRIPTION

TOTAL OB/XF 21,270

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	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 06/19/2026 BY SYS

LOT 7 SHANNA MEADOWS S/D.
WD 1035-757, WD 1035-760, WD 108

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541 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-107

BUILDING CHARACTERISTICS

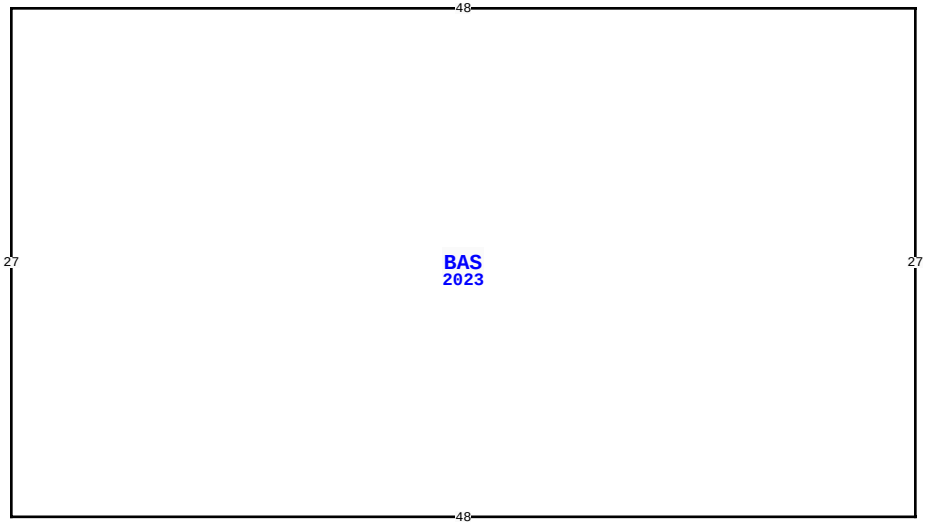
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	1,296	100	2023	1,296	101,484
TOTALS	1,296			1,296	101,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,296	103.9500	84.20	109,123	2021	2021	0	0	0	7.00	93.00

2 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr 2008



545 SW MORNING STAR GLN, FORT WHITE

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1035/0757	1/07/2005	WD	U	V	08	28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: D MACK REEVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,16] E48 S27 W48 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/13/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/19/2026 BY SYS