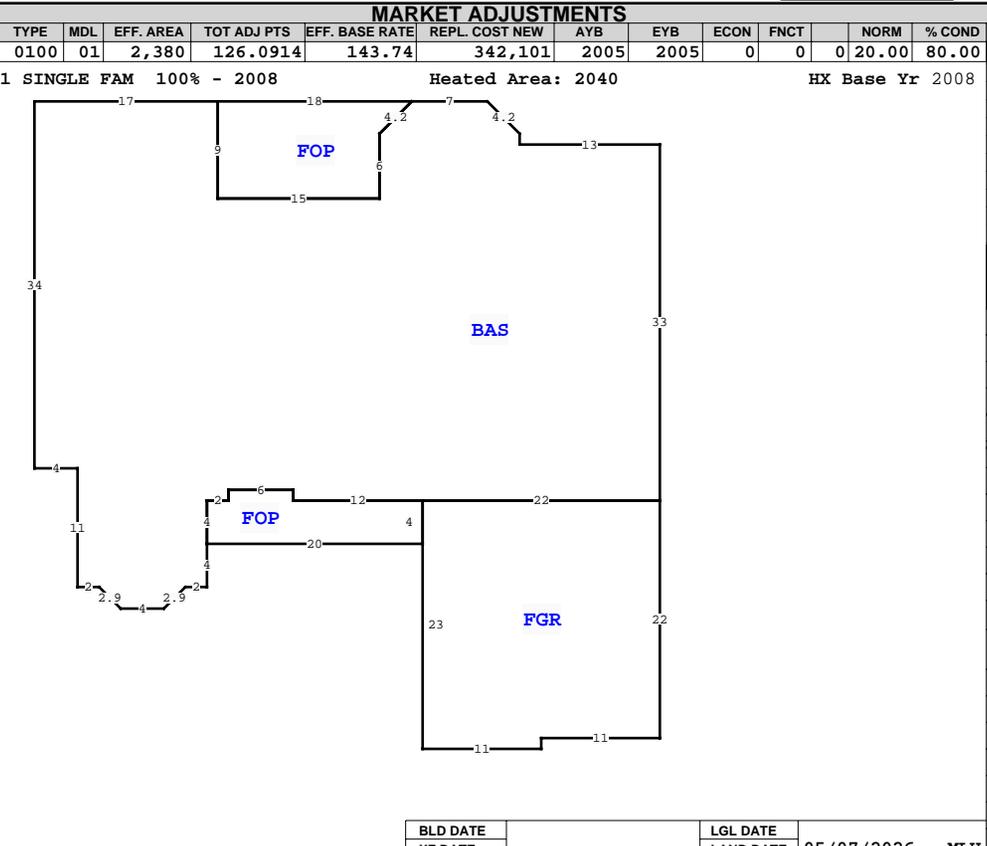


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	70		
Interior Floo	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	234,584
FGR	495	55		272	31,278
FOP	86	30		26	2,990
FOP	140	30		42	4,830
TOTALS	2,761			2,380	273,681



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		378,926	
TOTAL MARKET OB/XF VALUE		21,270	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		465,196	
SOH/AGL Deduction		124,099	
ASSESSED VALUE		341,097	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		289,686	
TOTAL JUST VALUE		465,196	
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	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

EXTRA FEATURES		545 SW MORNING STAR GLN, FORT WHITE															
L N	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	

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

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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
BAS	1,296	100	2023
TOTALS	1,296		105,245

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2023	Heated Area: 1296		HX Base Yr 2008				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2023</span> </div>											
TOTALS			1,296								105,245

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				378,926	
TOTAL MARKET OB/XF VALUE				21,270	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				465,196	
SOH/AGL Deduction				124,099	
ASSESSED VALUE				341,097	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				289,686	
TOTAL JUST VALUE				465,196	
NCON VALUE				8,000	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				445,461	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1087/2424	6/21/2006	WD Q	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						

EXTRA FEATURES																
L N	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
545 SW MORNING STAR GLN, FORT WHITE												BLD DATE		LGL DATE	05/07/2026	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=16,16] E48 S27 W48 N27 \$											

LAND DESCRIPTION												TOTAL OB/XF												0
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV