LOT 9 SHANNA MEADOWS S/D.

WD 1038-1855, WD 1038-1856, WD 1

MASON BOBBY W/MASON TONI M
675 SW MORINING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-109

BUILDING CHARACTERISTICS

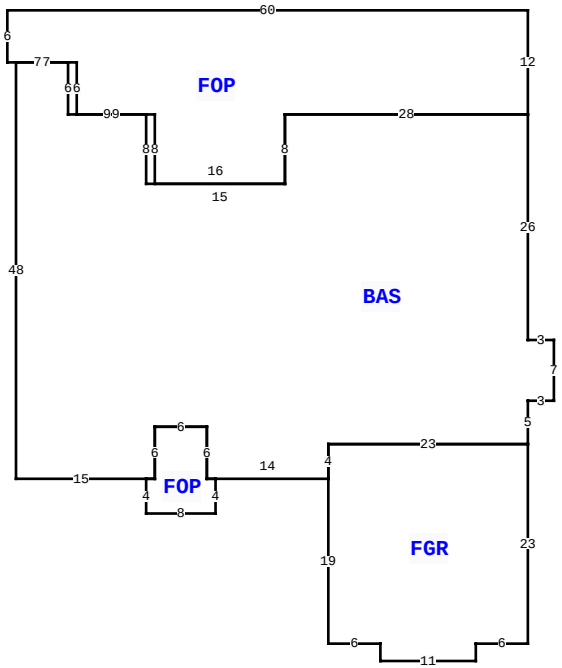
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	34516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100		2,293	251,297
FGR	551	55		303	33,207
FOP	68	30		20	2,192
FOP	806	30		242	26,522
TOTALS	3,718			2,858	313,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,858	122.9960	135.30	386,687	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 2293 HX Base Yr 2012



675 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	1,016.00	UT	2.00	2.00	100	2006	2006	3	100	2,032	
2	0282	POOL ENCL	0	100	26	60	1,560.00	UT	15.00	15.00	100	2006	2006	3	40	9,360	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2006	2006	3	51	16,065	
4	0031	BARN,MT AE	0	100	50	30	1,500.00	UT	11.00	11.00	100	0	0	3	100	16,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
9	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	313,216
TOTAL MARKET OB/XF VALUE	49,957
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	428,173
SOH/AGL Deduction	130,191
ASSESSED VALUE	297,982
TOTAL EXEMPTION VALUE	13 HX HB 297,982
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	428,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39241	STORAGE	0	02/04/2020
24834	POOL ENCL	100	08/04/2006
24547	POOL	145	05/23/2006
23827	SFR	690	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/0941	5/02/2011	WD	Q	I	01	254,000
GRANTOR: JAY W & CATHLEENSUE H						
GRANTEE: BOBBY W & TONI M MA						
1048/0858	6/01/2005	QC	Q	V	01	100
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: JAY W & CATHLEEN SU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W60 S6 E7 S6 E9 S8 E16 N8 E28$ BAS= W28 S8 W15 N8 W9 N6 W7 S48 E15 FOP= S4 E8 N4 W1 N6 W6 S6 W1$ E1 N6 E6 S6 E14 FGR= S19 E6 S2 E11 N2 E6 N23 W23 S4$ N4 E23 N5 E3 N7 W3 N26$.

LAND DESCRIPTION

TOTAL OB/XF 49,457

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 11/16/2026 BY SYS

LOT 9 SHANNA MEADOWS S/D.
WD 1038-1855, WD 1038-1856, WD 1

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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1048/0858	6/01/2005	QC	Q	V	01	100
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: JAY W & CATHLEEN SU						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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

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