LOT 10 SHANNA MEADOWS S/D.

957-1814, DC 1510-807, WD 1510-8

BUGINGA MANUEL T
6 S FARM WAY
BRIDGEWATER, MA 02379

2027

34-5S-16-03752-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

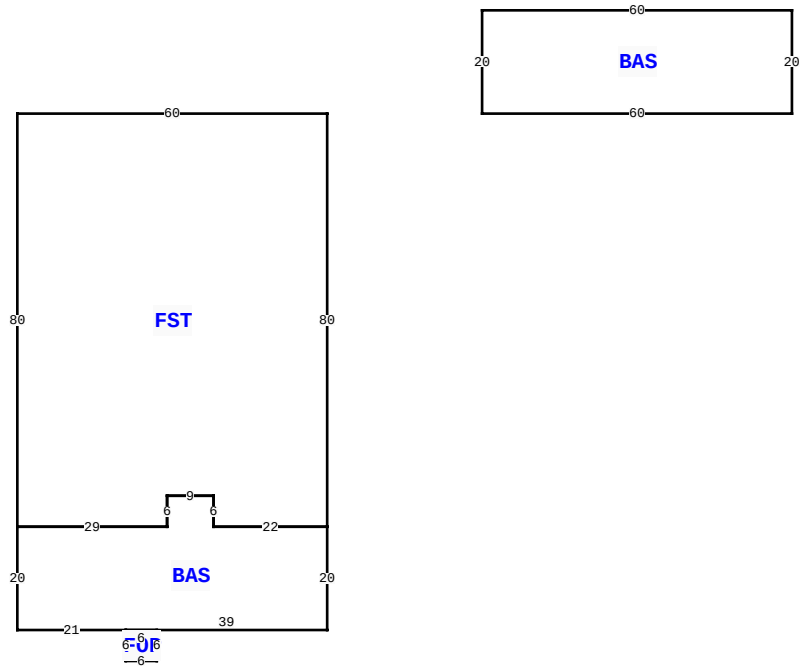
DOR CODE	0148	SFRES/WAREHOUSE/STRG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	102,063
BAS	1,254	100		1,254	106,656
FOP	36	30		11	935
FST	4,746	55		2,610	221,987
TOTALS	7,236			5,075	431,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	5,075	134.2000	104.68	531,251	2002	2010	0	0	0	18.75	81.25

1 SFR/PREMTL 0% - 2025 Heated Area: 2454 HX Base Yr



709 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	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	431,641
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	497,641
SOH/AGL Deduction	0
ASSESSED VALUE	497,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,641
TOTAL JUST VALUE	497,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19857	SFR	440	05/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/577	7/30/2026	WD	U	I	11	100
GRANTOR: 586 MANLEY STEET LLC						
GRANTEE: BUGINGA MANUEL T						
1510/809	3/12/2024	WD	Q	I	01	598,000
GRANTOR: MOORE HEIDI C						
GRANTEE: 586 MANLEY STEET LL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[ORIG=0,0] W60 S80 E29 N6 E9 S6 E22 N80 $
BAS=[ORIG=-60,80] S20 E21 E39 N20 W22 N6 W9 S6 W29 $
BAS=[ORIG=30,0] E60 N20 W60 S20 $
FOP=[ORIG=-39,100] S6 E6 N6 W6 $
PTR=[ORIG=0,0] E30 W30 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0		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 04/15/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS