

LOT 11 SHANNA MEADOWS S/D.
984-1719, WD 1145-1360, WD 1344-

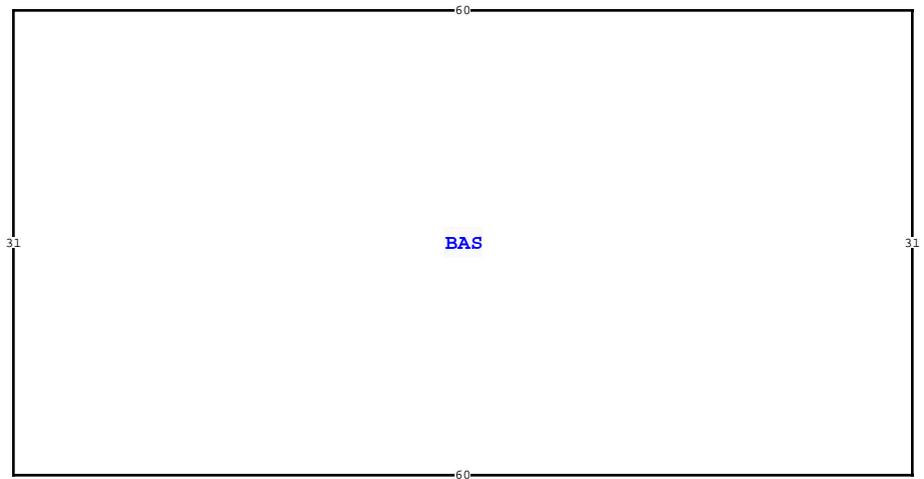
RHOADES GARY M LIVING TRUST DATED MARCH 27, 2025
785 SW MORNINGSTAR GLN
FORT WHITE, FL 32038

2026

34-5S-16-03752-111
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,860	100	
TOTALS	1,860		174,900

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2019								
				Heated Area:	1860			HX Base Yr	2019			



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		174,900	
TOTAL MARKET OB/XF VALUE		20,168	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,068	
SOH/AGL Deduction		174,443	
ASSESSED VALUE		85,625	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		34,214	
TOTAL JUST VALUE		260,068	
NCON VALUE		2,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36445	M H	616	03/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2500	3/27/2025	WD U		I	11	100
GRANTOR: RHOADES GARY M						
GRANTEE: RHOADES GARY M LIVI						
1442/1961	7/13/2021	WD U		I	14	100
GRANTOR: RHOADES BARBARA E						
GRANTEE:						

EXTRA FEATURES		785 SW MORNING STAR GLN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0031	BARN,MT AE	11.00
2	0060	CARPORT F	3.50
3	9945	Well/Sept	7,000.00
4	0169	FENCE/WOOD	0.00
5	0296	SHED METAL	1,800.00
6	0261	PRCH, UOP	600.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S31 E60 N31\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							