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

2027

34-5S-16-03752-111

BUILDING CHARACTERISTICS

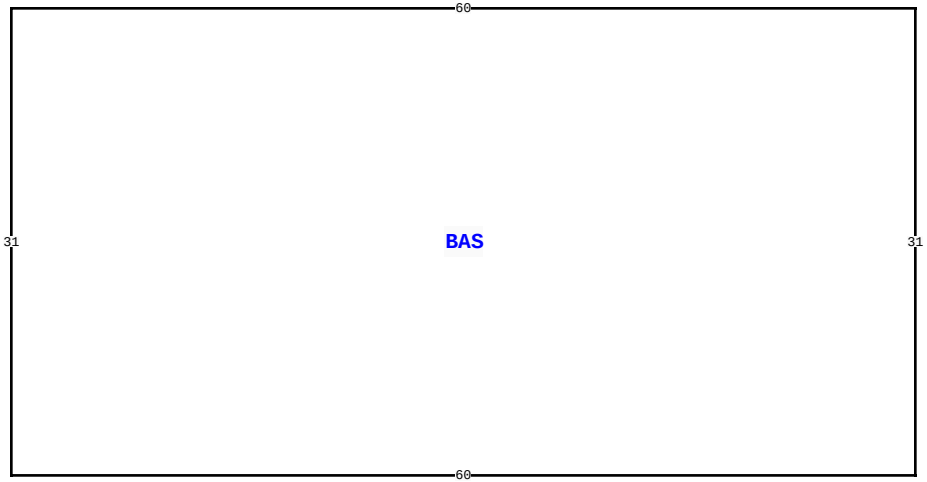
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	169,446
TOTALS	1,860			1,860	169,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	105.93	197,030	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



785 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	0031	BARN,MT AE	0	100	24	30	720.00	UT	11.00	11.00	100	2018	2018	3	100	7,920	
2	0060	CARPORT F	0	100	22	24	528.00	UT	3.50	3.50	100	2018	2018	3	100	1,848	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,446
TOTAL MARKET OB/XF VALUE		20,168
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,614
SOH/AGL Deduction		166,420
ASSESSED VALUE		88,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,783
TOTAL JUST VALUE		254,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,437

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:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 20,168

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	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							

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