

LOT 12 SHANNA MEADOWS S/D.
984-1719, WD 1145-1360, WD 1333-

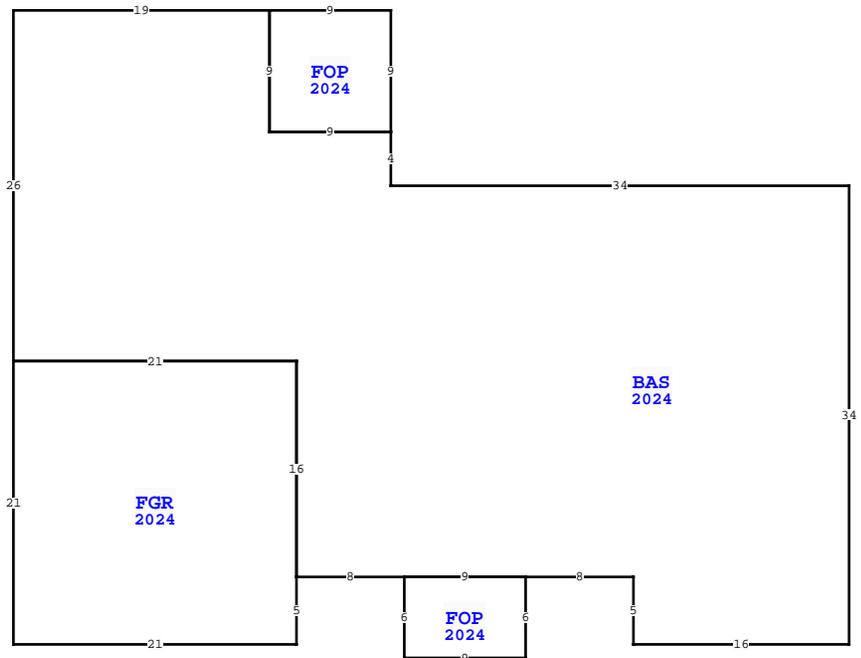
CEPERO LEONARDO/MIRANDA ERNESTINA
788 SW MORNING STAR GLN
FT WHITE, FL 32038

2026

34-5S-16-03752-112
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	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	08	SHT VINYL	100
Interior Floor	00	N/A	0
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
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
BAS	1,825	100	2024
FGR	441	55	2024
FOP	54	30	2024
FOP	81	30	2024
TOTALS	2,401		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
				Heated Area: 1825			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			246,723	
TOTAL MARKET OB/XF VALUE			22,267	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			333,990	
SOH/AGL Deduction			61,628	
ASSESSED VALUE			272,362	
TOTAL EXEMPTION VALUE	HX HB SX DX		106,411	
BASE TAXABLE VALUE			165,951	
TOTAL JUST VALUE			333,990	
NCON VALUE			1,000	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045636	New Residential C	250,000	10/06/2022
38032	STORAGE	220	04/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1419	8/19/2021	WD	Q	I	01	100,000
GRANTOR: BLOM BRADLEY C						
GRANTEE: CEPERO LEONARDO						
1379/2233	3/07/2019	QC	U	V	11	100
GRANTOR: CHARLES A BLOM						
GRANTEE: BRADLEY C BLOM						

EXTRA FEATURES		788 SW MORNING STAR GLN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100 34 40
2	0166	CONC,PAVMT	0 100 0 0
3	0070	CARPORT UF	0 100 0 0

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=59,10] S26 E21 S16 E8 E9 E8 S5 E16 N34 W34 N4 W9 N9 W19 \$	
FOP=[YR=2024;ORIG=78,10] S9 E9 N9 W9 \$	
FGR=[YR=2024;ORIG=59,36] S21 E21 N5 N16 W21 \$	
FOP=[YR=2024;ORIG=88,52] S6 E9 N6 W9 \$	

LAND DESCRIPTION		TOTAL OB/XF 22,267																						
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							