LOT 12 SHANNA MEADOWS S/D.

984-1719, WD 1145-1360, WD 1333-

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

2027

34-5S-16-03752-112

BUILDING CHARACTERISTICS

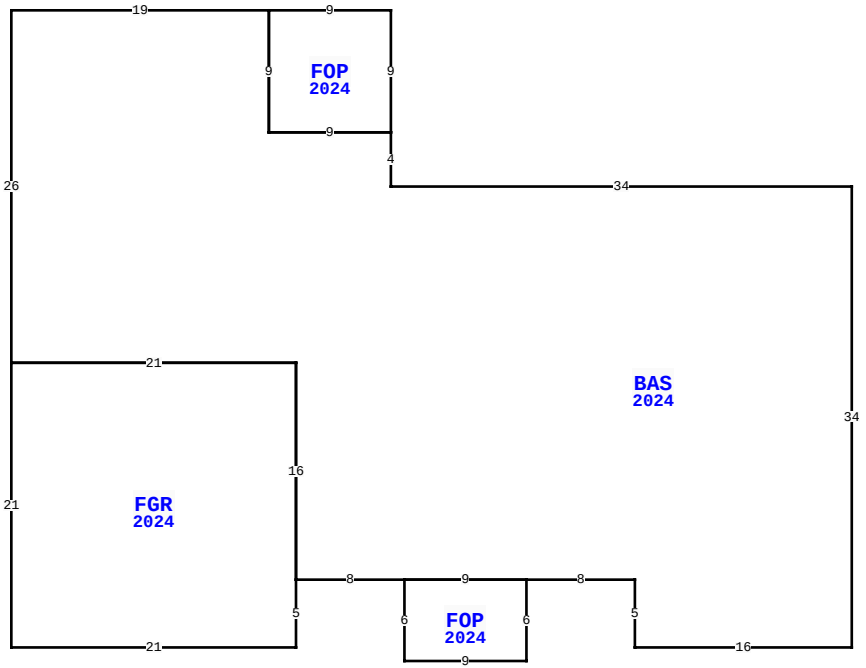
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	2024	1,825	206,107
FGR	441	55	2024	243	27,443
FOP	54	30	2024	16	1,807
FOP	81	30	2024	24	2,711
TOTALS	2,401			2,108	238,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	104.7600	115.24	242,926	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1825 HX Base Yr 2024



788 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	0030	BARN,MT	0	100	34	40	1,360.00	UT	15.00	15.00	100	2019	2019	3	100	20,400	
2	0166	CONC,PAVMT	0	100	0	0	289.00	UT	3.00	3.00	100	2024	2023		100	867	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,067
TOTAL MARKET OB/XF VALUE		22,267
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,334
SOH/AGL Deduction		44,801
ASSESSED VALUE		280,533
TOTAL EXEMPTION VALUE	HX HB SX DX	106,411
BASE TAXABLE VALUE		174,122
TOTAL JUST VALUE		325,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,652

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
1579/423	7/17/2026	LE	U	I	14	0
GRANTOR: CEPERO LEONARDO (ENH						
GRANTEE: MIRANDA FRANCES CEP						
1575/923	7/17/2026	QC	U	I	11	100
GRANTOR: ALERS ERNESTINA MIRAN						
GRANTEE: ALERS ERNESTINA MIR						

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

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