LOT 18 SHANNA MEADOWS S/D.

978-680, WD 1062-1086, QC 1088-2

BOGGS LISA E
372 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-118

BUILDING CHARACTERISTICS

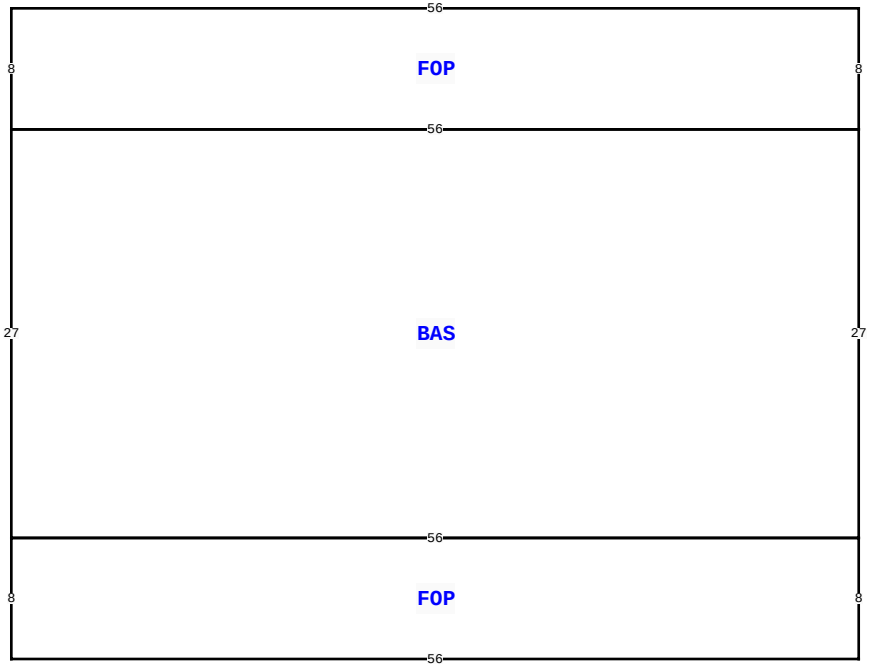
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,512	100		1,512	89,638
FOP	448	35		157	9,308
FOP	448	35		157	9,308
TOTALS	2,408			1,826	108,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,826	115.9000	107.79	196,825	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



372 SW MORNING STAR GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,254
TOTAL MARKET OB/XF VALUE		18,875
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		192,129
SOH/AGL Deduction		86,508
ASSESSED VALUE		105,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,210
TOTAL JUST VALUE		192,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36269	MAINT/ALTR	75	01/31/2018
20562	M H	125	03/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1452	5/08/2015	WD	Q	I	01	110,000
GRANTOR: WALTER GARCIA						
GRANTEE: LISA E BOGGS						
1088/2561	7/06/2006	QC	Q	I	01	100
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: WALTER GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W56 S8 E56$ BAS= W56 S27 FOP= S8 E56 N8 W56$ E56 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	10,000	
2	0252	LEAN-TO W/	0	100	10	75	750.00	UT	2.50	2.50	100	2006	2006	3	100	1,875	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,875

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