LOTS 21 & 22 SHANNA MEADOWS S/D.
942-854, 1013-2301

CELEBRATION COMMUNITY CHURCH OF SOUTHERN COLUMBIA
174 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-121

BUILDING CHARACTERISTICS

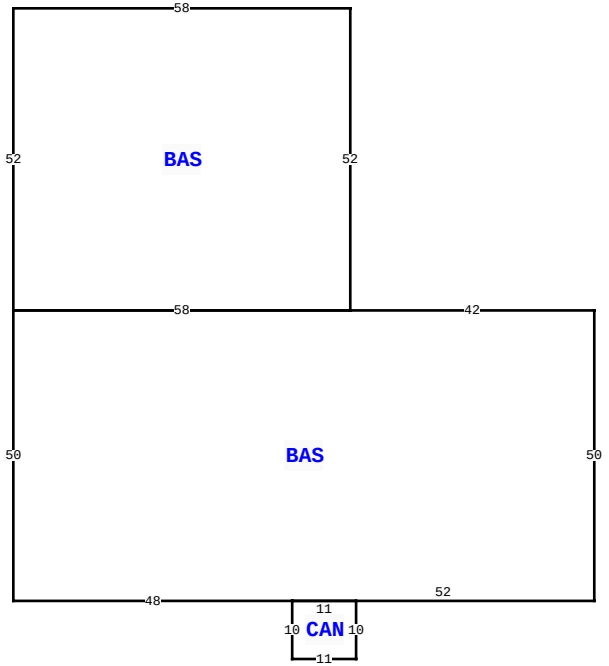
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		15 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	3,016	100		3,016	161,229
BAS	5,000	100		5,000	267,290
CAN	110	30		33	1,764
TOTALS	8,126			8,049	430,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	8,049	95.0994	73.23	589,428	2003	2003	0	0	0	27.00	73.00

1 CHURCH 0% - 0 Heated Area: 8016 HX Base Yr



174 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	05/10/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		430,282
TOTAL MARKET OB/XF VALUE		5,424
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		525,706
SOH/AGL Deduction		0
ASSESSED VALUE		525,706
TOTAL EXEMPTION VALUE	02	525,706
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051670	Roof Replacement	55,800	12/02/2024
31725	CHURCH	125	02/03/2014
28379	CHURCH	375	02/18/2010
26238	CHURCH	825	09/17/2007
20286	CHURCH	775	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2301	3/31/2004	QC	Q	I	03	100
GRANTOR: BEULAH BAPTIST ASSOCI						
GRANTEE: CELEBRATION COMMUNI						
0942/0854	12/19/2001	WD	Q	V		50,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: BEULAH BAPTIST ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 BAS= N52 W58 S52 E58$ W58 S50 E48 CAN= S10 E11 N10 W11$ E52 N50$.

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	0166	CONC,PAVMT	0	0	0	0	1,110.00	UT	2.00	2.00	100	2003	2003	3	100	2,220	
2	0296	SHED METAL	0	0	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,424

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	7100	C	CHURCH	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 04/28/2026 BY robin Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS