LOT 2 ANCIENT OAKS S/D.

WD 1007-835, WD 1135-2456, TD 13

MAYSONET FERNANDO/MAYSONET MARIZA
925 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-202

BUILDING CHARACTERISTICS

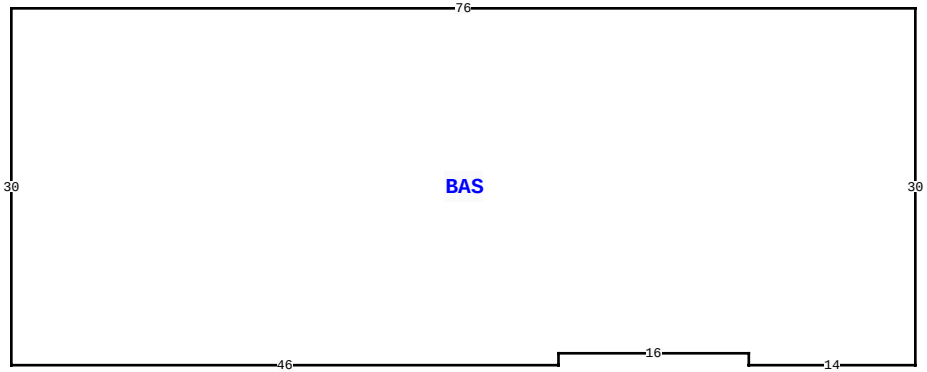
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	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	34516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100		2,264	136,150
TOTALS	2,264			2,264	136,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,264	113.9000	109.34	247,546	2004	2004	0	0	0	45.00	55.00

1 MANUF 2 100% - 2023 Heated Area: 2264 HX Base Yr 2023



925 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	
8	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

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,150
TOTAL MARKET OB/XF VALUE	30,480
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	231,630
SOH/AGL Deduction	154,271
ASSESSED VALUE	77,359
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	25,948
TOTAL JUST VALUE	231,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046102	Storage Building	13,400	12/14/2022
000044389	Roof Replacement	10,000	05/10/2022
21432	M H	411	01/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/304	5/17/2022	WD	Q	I	01	250,000
GRANTOR: FULFORD GREG TRUST DA						
GRANTEE: MAYSONET FERNANDO						
1305/1998	11/24/2015	TR	U	I	30	100
GRANTOR: GREGORY & BETTINA FUL						
GRANTEE: GREG & BETTINA FULF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E46 N1 E16 S1 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 30,480

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 11/17/2026 BY SYS