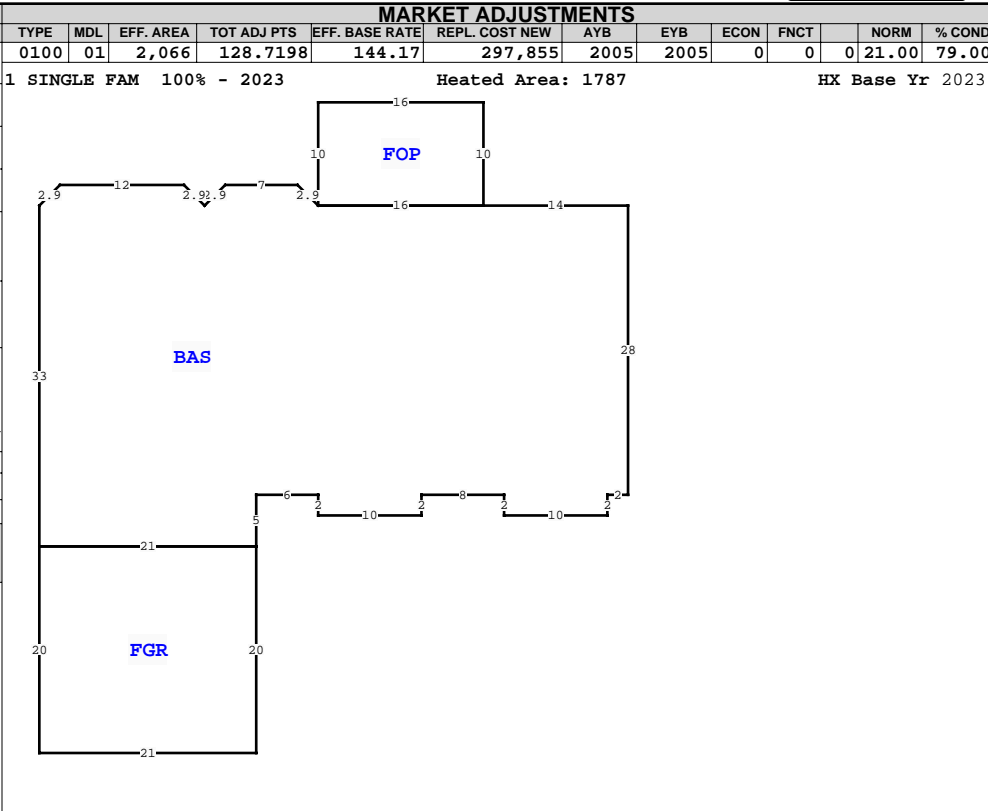


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	34516.030 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	1,787 100 203,529
FGR	420 55 26,309
FOP	160 30 5,467
TOTALS	2,367 2,066 235,305



MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,066	128.7198	144.17	297,855	2005	2005	0	0	21.00	79.00

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,305
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		304,055
SOH/AGL Deduction		25,650
ASSESSED VALUE		278,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,994
TOTAL JUST VALUE		304,055
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22306	SFR	508	09/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/66	10/24/2024	LE U	I	14		100
GRANTOR: AMAO EVELYN D						
GRANTEE: AMAO EVELYN D (ENH						
1523/895	11/20/2023	QC U	I	11		100
GRANTOR: WEBB CHRISINTE OLUFEM						
GRANTEE: WEBB EVELYN D						

EXTRA FEATURES

L N	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	100	0	625.00	UT	2.00	2.00	100	2005	2005	3	100	1,250	
2	0294	SHED WOOD/	0	100	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

979 SW MORNING STAR GLN, FORT WHITE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W16 S10 E16\$ W16 L2 U2 W7 D2 L2 L2 U2 W12 D2 L2 S33 FGR= S20 E21 N20 W21\$ E21 N5 E6 S2 E10 N2 E8 S2 E10 N2 E2 N28\$.

LAND DESCRIPTION TOTAL OB/XF 3,750

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							