LOT 12 ANCIENT OAKS S/D.

AG 1055-472, WD 1078-1085, WD 10

TIRADO WILLIAM/TIRADO LAURA
956 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-212

BUILDING CHARACTERISTICS

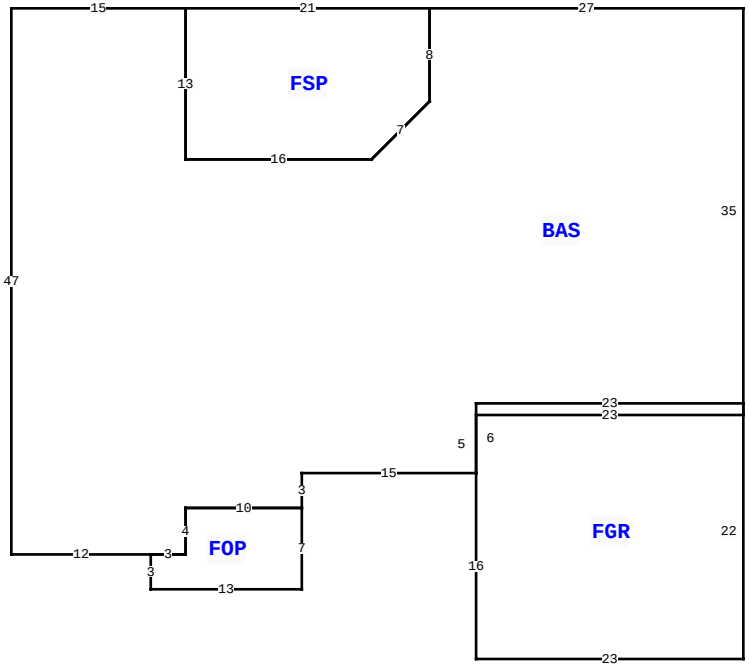
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,280	100		2,280	302,453
FGR	506	55		278	36,878
FOP	79	30		24	3,184
FSP	261	40		104	13,796
TOTALS	3,126			2,686	356,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	131.0848	144.19	387,294	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 2280 HX Base Yr 2022



956 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,280.00	UT	2.00	2.00	100	2017	2017	3	100	4,560	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		356,310
TOTAL MARKET OB/XF VALUE		10,260
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		431,570
SOH/AGL Deduction		182,587
ASSESSED VALUE		248,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,572
TOTAL JUST VALUE		431,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34895	SFR	1,081	02/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/542	8/13/2021	WD	Q	I	01	375,000
GRANTOR: SHOCKLEY OLIVIA						
GRANTEE: TIRADO WILLIAM						
1445/555	8/12/2021	QC	U	I	11	0
GRANTOR: EVANS PATRICIA E						
GRANTEE: EVANS PATRICIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= W21 S13 E16 R5 U5 N8$ S8 D5 L5 W16 N13 W15 S47 E12 FOP= S3 E13 N7 W10 S4 W3$ E3 N4 E10 N3 E15 FGR= S16 E23 N22 W23 S6$ N5 E23 N35$.

LAND DESCRIPTION

TOTAL OB/XF 10,260

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 11/17/2026 BY SYS