LOT 13 ANCIENT OAKS S/D.

WD 1034-1038, WD 1057-1707.

MORRIS WAYNE/MORRIS MARY JANE
950 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

34-5S-16-03752-213

BUILDING CHARACTERISTICS

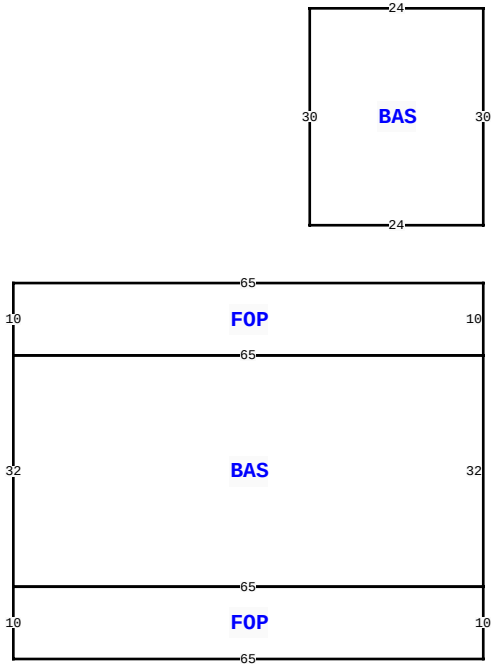
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	720	100		720	71,028
BAS	2,080	100		2,080	205,192
FOP	650	30		195	19,237
FOP	650	30		195	19,237
TOTALS	4,100			3,190	314,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,190	110.7225	121.79	388,510	2006	2006	0	0	0	19.00	81.00

3 SINGLE FAM 100% - 2007 Heated Area: 2800 HX Base Yr 2007



950 SW MORNING STAR GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		314,693
TOTAL MARKET OB/XF VALUE		47,300
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		426,993
SOH/AGL Deduction		135,860
ASSESSED VALUE		291,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,722
TOTAL JUST VALUE		426,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23725	SFR	623	10/18/2005
23722	GARAGE	192	10/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/1030	12/20/2004	WD	Q	V		28,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: WAYNE & MARY JANE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N32 W65 S32 E65 $
BAS=[ORIG=0,-50] N30 W24 S30 E24 $
FOP=[ORIG=0,-32] N10 W65 S10 E65 $
FOP=[ORIG=-65,0] S10 E65 N10 W65 $
PTR=[ORIG=0,0] N50 S50 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0031	BARN,MT AE	0	100	36	100	3,600.00	UT	12.00	12.00	100	2006	2006	3	100	43,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 47,300

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 11/16/2026 BY SYS