LOT 6 ANCIENT OAKS S/D.

WD 1059-1594, WD 1059-1595, WD 1

GUARD GLENDA J/GUARD KENNETH E
1195 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-206

BUILDING CHARACTERISTICS

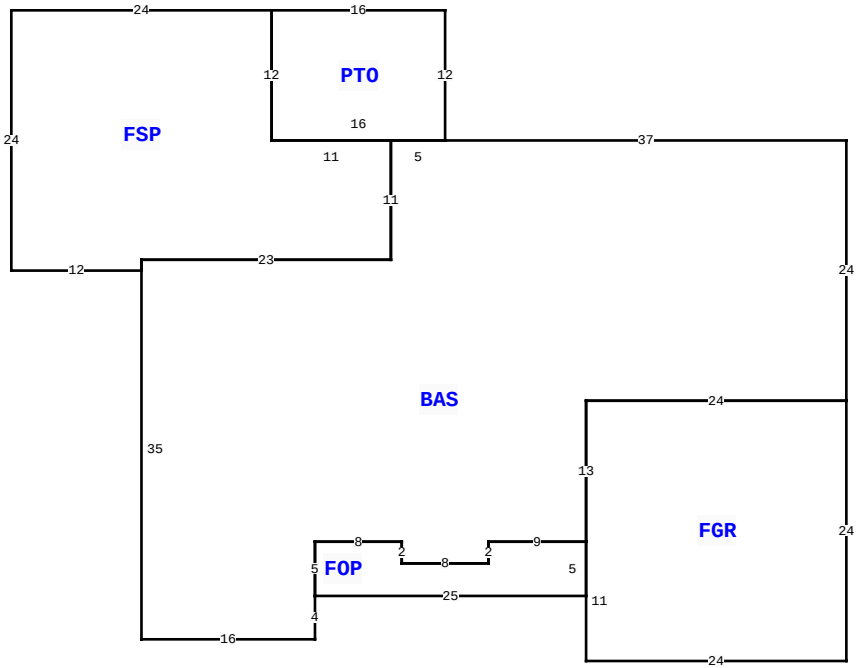
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		35516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	266,873
FGR	576	55		317	42,299
FOP	109	30		33	4,404
FSP	685	40		274	36,562
PTO	192	5		10	1,335
TOTALS	3,562			2,634	351,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	130.4380	143.48	377,926	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2000 HX Base Yr 2019



1195 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	0031	BARN,MT AE	0	100	24	25	600.00	UT	9.00	9.00	100	2018	2018	3	100	5,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,471
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,271
SOH/AGL Deduction		253,237
ASSESSED VALUE		177,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,623
TOTAL JUST VALUE		430,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053559	Right-of-Way Acce		07/11/2025
35381	SFR	1,023	06/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1397	5/05/2017	WD	U	V	11	100
GRANTOR: GLENDA J GUARD & KENN						
GRANTEE: GLENDA J GUARD & KE						
1308/2510	1/27/2016	WD	Q	V	01	45,000
GRANTOR: GLEN FORD & DELORES S						
GRANTEE: GLENDA J GUARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 PTO= N12 W16 S12 E16$ W5 FSP= W11 N12 W24 S24 E12 N1 E23 N11$ S11 W23 S35 E16 N4 FOP= E25 N5 W9 S2 W8 N2 W8 S5$ N5 E8 S2 E8 N2 E9 FGR= S11 E24 N24 W24 S13$ N13 E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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 04/10/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

LOT 6 ANCIENT OAKS S/D.

WD 1059-1594, WD 1059-1595, WD 1

GUARD GLENDA J/GUARD KENNETH E
1195 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,471
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,271
SOH/AGL Deduction		253,237
ASSESSED VALUE		177,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,623
TOTAL JUST VALUE		430,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1397	5/05/2017	WD	U	V	11	100
GRANTOR: GLENDA J GUARD & KENN						
GRANTEE: GLENDA J GUARD & KE						
1308/2510	1/27/2016	WD	Q	V	01	45,000
GRANTOR: GLEN FORD & DELORES S						
GRANTEE: GLENDA J GUARD						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0214	GRN HOUSE	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 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

REVIEW DATE 04/10/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS