LOT 7 ANCIENT OAKS S/D.

AG 1023-1425, WD 1060-289, WD 10

KODADA STANLEY HAROLD/KODADA GENIA MILLS
1211 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-207

BUILDING CHARACTERISTICS

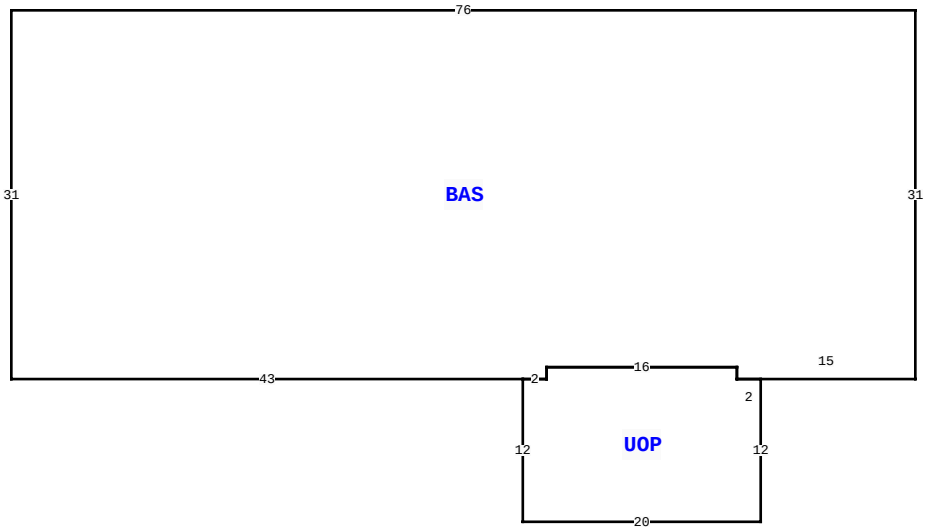
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,340	100		2,340	145,161
UOP	256	25		64	3,970
TOTALS	2,596			2,404	149,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,404	121.2750	112.79	271,147	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 2340 HX Base Yr 2016



1211 SW MORNING STAR GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,131
TOTAL MARKET OB/XF VALUE		20,150
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		234,281
SOH/AGL Deduction		130,992
ASSESSED VALUE		103,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,878
TOTAL JUST VALUE		234,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001	M H	322	06/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1778	10/30/2015	WD	Q	I	01	144,900
GRANTOR: THOMAS J & IRENE R BA						
GRANTEE: STANLEY H & GENIA M						
1060/0289	9/29/2005	WD	Q	I		174,000
GRANTOR: STEWART						
GRANTEE: THOMAS J & IRENE BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E43 UOP= S12 E20 N12 W2 N1 W16 S1 W2$ E2 N1 E16 S1 E15 N31$.

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	2004	2004	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	30	24	1.00	UT	0.00	0.00	100	2010	2010	3	100	5,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 20,150

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