LOT 9 ANCIENT OAKS S/D.

WD 1022-2589, DC 1274-1725, WD 1

WELSH JOHN D/DIAZ-WELSH DEBRA L
1140 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-209

BUILDING CHARACTERISTICS

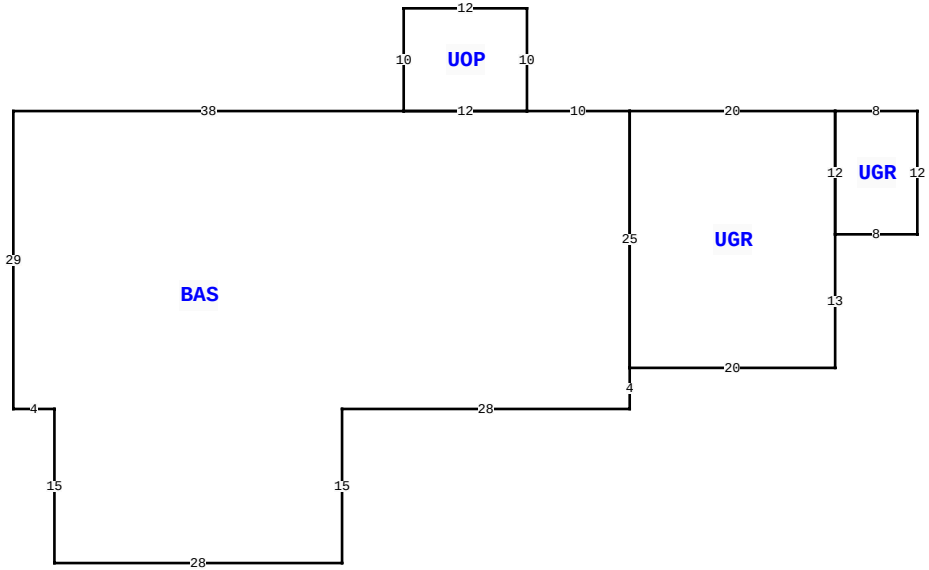
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR 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	2,160	100		2,160	133,555
UGR	96	45		43	2,659
UGR	500	45		225	13,912
UOP	120	20		24	1,484
TOTALS	2,876			2,452	151,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	2,452	115.9000	112.42	275,654	2004	2004	0	0	0	45.00	55.00

1 MODULAR 2 100% - 2021 Heated Area: 2160 HX Base Yr 2021



1140 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	0251	LEAN TO W/	0	100	12	15	180.00	UT	5.00	5.00	100	2006	2006	3	100	900	
2	0294	SHED WOOD/	0	100	15	12	180.00	UT	14.00	14.00	100	2006	2006	3	100	2,520	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,610
TOTAL MARKET OB/XF VALUE	18,720
TOTAL LAND VALUE - MARKET	78,000
TOTAL MARKET VALUE	248,330
SOH/AGL Deduction	143,213
ASSESSED VALUE	105,117
TOTAL EXEMPTION VALUE	HX HB VX 13 105,117
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	248,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043972	Electrical Servic	0	03/21/2022
	REMODEL		01/06/2021
22357	M H	268	09/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1413/1592	6/17/2020	WD	Q	I	01	195,000
GRANTOR: CAROL M FREER						
GRANTEE: JOHN D WELSH & DEBR						
1295/1816	6/01/2015	WD	Q	I	01	144,000
GRANTOR: LEE A WALKLEY (SINGLE						
GRANTEE: GERALD P & CAROL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S29 E4 S15 E28 N15 E28 N4 UGR= E20 N13 UGR= E8 N12 W8 S12$ N12 W20 S25$ N25 W10 UOP= N10 W12 S10 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 18,720

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	1.20	65,000.00	78,000.00	78,000							

REVIEW DATE 04/10/2026 BY KS Total Acres: 5.60 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 11/17/2026 BY SYS