LOT 10 ANCIENT OAKS S/D.

WD 1014-259, WD 1298-1902,

POPHAM DAVID JR
1100 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03752-210

BUILDING CHARACTERISTICS

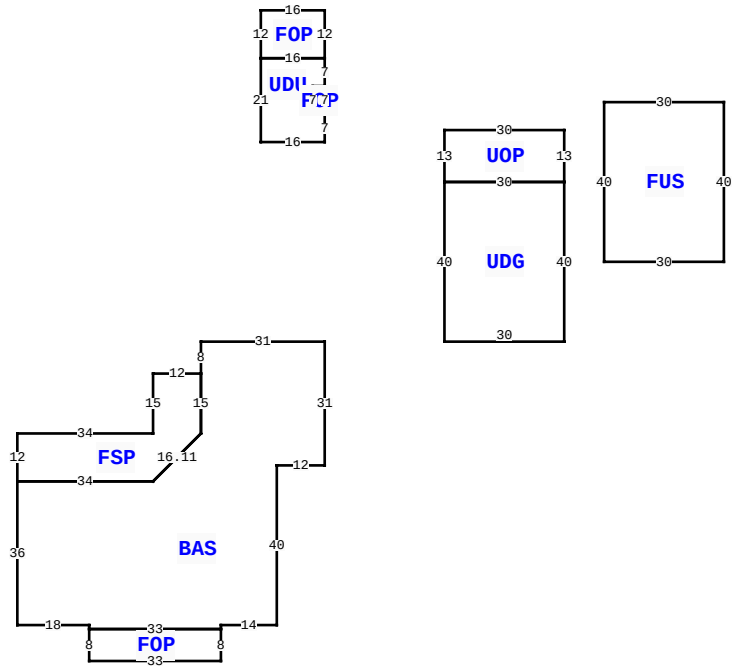
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	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	3,482	100		3,482	346,065
FOP	21	30		6	596
FOP	192	30		58	5,765
FOP	264	30		79	7,851
FSP	660	40		264	26,238
FUS	1,200	100		1,200	119,264
UDG	1,200	55		660	65,595
UDU	315	55		173	17,194
UOP	390	20		78	7,753
TOTALS	7,724			6,000	596,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,000	111.5500	122.70	736,200	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2016 Heated Area: 4682 HX Base Yr 2016



1100 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,904.00	UT	2.00	2.00	100	2006	2006	3	100	5,808	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		596,322
TOTAL MARKET OB/XF VALUE		7,808
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		669,130
SOH/AGL Deduction		231,426
ASSESSED VALUE		437,704
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		386,293
TOTAL JUST VALUE		669,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26275	GARAGE	626	09/26/2007
22876	SFR	942	03/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1902	7/24/2015	WD	Q	I	01	350,000
GRANTOR: MICHAEL G & FRANCES A						
GRANTEE: DAVID POPHAM JR						
1014/0259	3/22/2004	WD	Q	V		45,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MICHAEL G & FRANCES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S8 FSP= W12 S15 W34 S12 E34 U12 R12 N15$ S15 L12 D12 W34 S36 E18 S1 FOP= S8 E33 N8 W33$ E33 N1 E14 N40 E12 N31$ PTR= N50 UDU= N7 FOP= N7 W3 S7 E3 $ W3 N7 E3 N7 FOP= N12 W16 S12 E16$ W16 S21 E16$ S50$ PTR= E30 UDG= E30 N40 UOP= N13 W30 S13 E30$ W30 S40$ W30$ PTR= E70 N20 FUS= E30 N40 W30 S40$ W70 S20$.

LAND DESCRIPTION

TOTAL OB/XF 7,808

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: 5.12 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS