COMM SE COR OF SW1/4 OF SW1/4 &
TO POB, THENCE SW 381.69 FT TO S
ANCIENT OAKS, THENCE N 729.61 FT

SPARKMAN GABRIEL/SPARKMAN SARA
1289 SW MORNING STAR GLN
FORT WHITE, FL 32038

2027

35-5S-16-03754-003

BUILDING CHARACTERISTICS

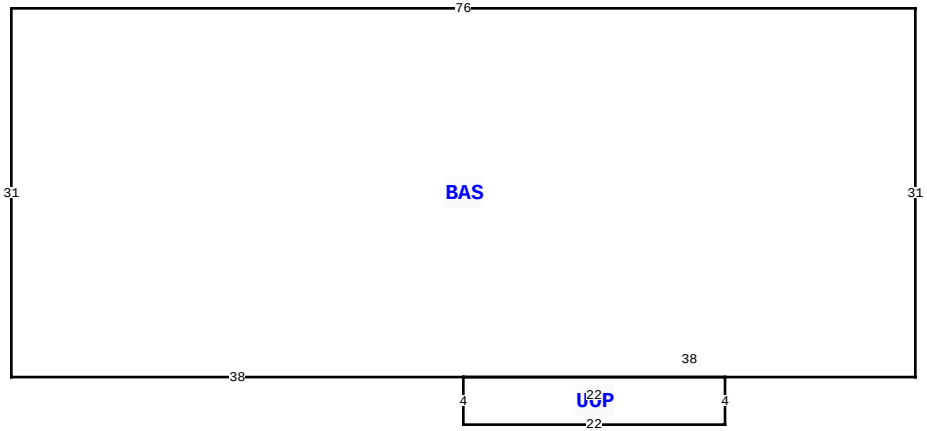
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	139,674
UOP	88	25		22	1,304
TOTALS	2,444			2,378	140,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,378	115.9000	107.79	256,325	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2356 HX Base Yr 2026



1289 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,979
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		214,479
SOH/AGL Deduction		0
ASSESSED VALUE		214,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,068
TOTAL JUST VALUE		214,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21838	M H	340	05/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1694	6/16/2025	WD	U	I	37	175,000
GRANTOR: RAVEN SANDRA J						
GRANTEE: SPARKMAN GABRIEL						
1021/2557	7/21/2004	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOHN M & SANDRA J R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E38 UOP= S4 E22 N4 W22$ E38 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	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 04/27/2026 BY KS Total Acres: 5.38 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS