LOT 8 BLOCK A OLD WIRE FARMS.

730-47, 901-2352, WD 1314-407, 1

ATHEY CLINTON LEE
389 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2026

14-6S-16-03818-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

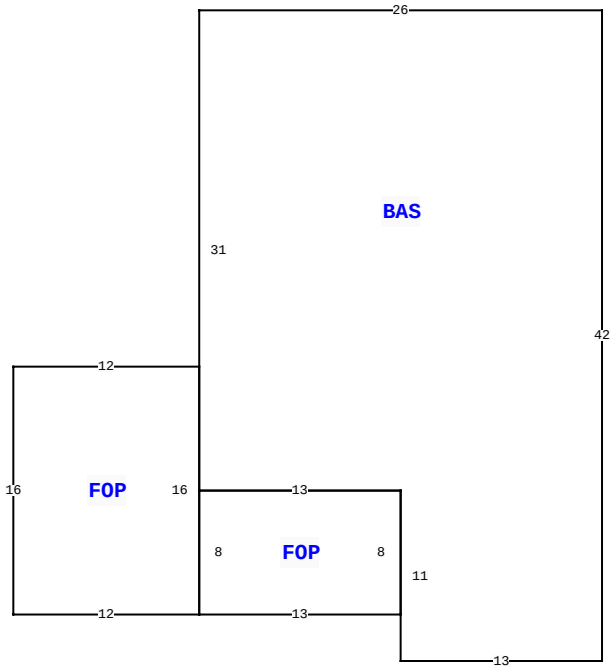
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	949	100		949	113,884
FOP	104	35		36	4,321
FOP	192	35		67	8,040
TOTALS	1,245			1,052	126,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,052	127.6000	126.32	132,889	2017	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 949 HX Base Yr 2024



389 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,245
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		176,445
SOH/AGL Deduction		832
ASSESSED VALUE		175,613
TOTAL EXEMPTION VALUE	HX HB 13	175,613
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		176,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35126	M H	595	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/828	11/03/2023	WD	Q	I	01	244,900
GRANTOR: BAGLEY PHILIP J						
GRANTEE: ATHEY CLINTON LEE						
1449/2000	10/08/2021	WD	Q	I	01	179,900
GRANTOR: WERNER PAUL H						
GRANTEE: BAGLEY PHILIP J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S31 E13 S11 E13 N42 $
FOP=[ORIG=-26,31] S8 E13 N8 W13 $
FOP=[ORIG=-26,39] W12 N16 E12 S16 $
.

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	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	40,000.00	40,000.00	40,000							

REVIEW DATE 11/08/2023 BY TP Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS