

LOT 9 BLOCK A OLD WIRE FARMS.
746-1619, WD 878-2260, WD 1242

HANNA CHAD/KIMBALL ARIEL
441 SW HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2026

14-6S-16-03818-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
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	0100 SINGLE FAMILY	
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	2,062	100		2,062	188,477
FGR	329	55		181	16,544
FOP	88	30		26	2,377
FSP	216	40		86	7,861
PTO	428	5		21	1,920
TOTALS	3,123			2,376	217,178

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0210	GARAGE U	0 100	24	32	768.00	UT	3.60	3.60
2	0031	BARN, MT AE	0 100	30	41	1.00	UT	5,073.00	5,073.00
3	0166	CONC, PAVMT	0 100	18	18	324.00	UT	1.50	1.50
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
5	0166	CONC, PAVMT	0 100	0	0	1,042.00	UT	1.35	1.35

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2019

Heated Area: 2062

HX Base Yr 2019

441 SW HOMESTEAD CIR, FORT WHITE

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					217,178				
TOTAL MARKET OB/XF VALUE					8,395				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					265,573				
SOH/AGL Deduction					75,295				
ASSESSED VALUE					190,278				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					139,556				
TOTAL JUST VALUE					265,573				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					268,508				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050277	Remodel	9,100	07/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1785	5/22/2018	WD	Q	I	01	212,000
GRANTOR: BRANDON & JAMIE Y MIN						
GRANTEE: CHAD HANNA & ARIEL						
1242/1770	10/03/2012	WD	U	I	38	113,500
GRANTOR: JULIUS C WEATHERS JR						
GRANTEE: JAMIE Y MINCEY & BR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 N12 PTO= N12 W30 S29 E4 N17 E26\$ W26 S17 FSP= W12 S18 E12 N18\$ S19 FGR= S23 E15 N15 W2 N8 W13\$ E13 S8 E2 S15 E34 N19 FOP= N11 W8 S11 E8\$ W8 N28\$.									