

SEXTON SABRINA
676 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Stories1.1. 100

Architectual Units01CONV 100
0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC14616.0101.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,6201001,62044,246

TOTALS1,6201,62044,246

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10294SHED WOOD/010012181.00UT0.000.00100199519953100300

20294SHED WOOD/010011131.00UT0.000.00100199519953100200

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40190FPLC PF0100001.00UT1,200.001,200.001002008200831001,200

50070CARPORT UF0100001.00UT0.000.00100200820083100600

LAND DESCRIPTIONTOTAL OB/XF9,300

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE05/26/2015BY TWTotal Acres: 4.07Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTTOT NORM% COND

0800021,620113.800068.28110,614199419940060.0040.00

1 MOBILE HME100%- 2024Heated Area: 1620HX Base Yr 2024

276027BAS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE44,246

TOTAL MARKET OB/XF VALUE9,300

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE93,546

SOH/AGL Deduction3,681

ASSESSED VALUE89,865

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE39,143

TOTAL JUST VALUE93,546

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE93,546

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1369/24379/28/2018WDUI1234,800

GRANTOR:MADISON REVOLVING TRU

GRANTEE:SABRINA SEXTON

1364/12227/11/2018CTUI1821,000

GRANTOR:CLERK OF COURT

GRANTEE:MADISON REVOLVING T

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.