LOT 14 BLOCK A OLD WIRE FARMS.
730-43, 762-730, 768-1928, 899-2

LILLY CHARLES JOSEPH/LILLY JUDITH ANN
748 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2026

14-6S-16-03818-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

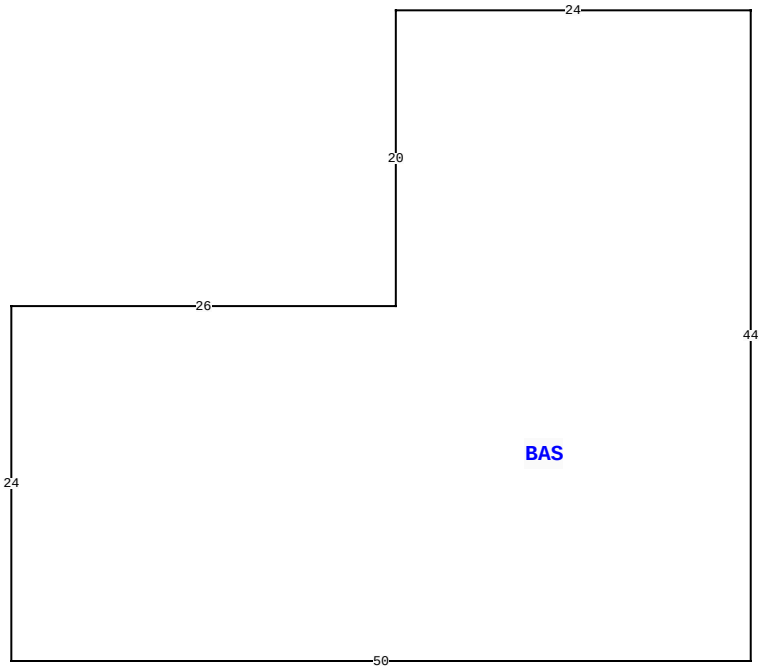
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,680	100		1,680	153,343
TOTALS	1,680			1,680	153,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	105.8400	118.54	199,147	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 50% - 2022 Heated Area: 1680 HX Base Yr 2022



748 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		153,343
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		195,043
SOH/AGL Deduction		10,568
ASSESSED VALUE		184,475
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		133,753
TOTAL JUST VALUE		195,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054166	Remodel	4,165	09/29/2025
17212	SFR	125	07/14/2000
10384	PUMP/UTPOL	30	10/26/1995
9347	M H	125	02/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/240	9/05/2025	WD	Q	I	01	300,000
GRANTOR: SISTRUNK ANGELA						
GRANTEE: LILLY CHARLES JOSEP						
1411/2549	5/16/2020	WD	Q	I	01	175,000
GRANTOR: TIMOTHY RYAN HEATHERM						
GRANTEE: ANGELA& STANLEY SIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 W26 S24 E50 N44$.

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	50		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 05/26/2015 BY TW Total Acres: 4.06 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS