LOT 17 BLK A OLD WIRE FARMS.

736-157, 767-263, 767-1831, 786-

EHRLICH SCOTT BRIAN/EHRLICH PAULA
938 SW HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2026

14-6S-16-03818-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

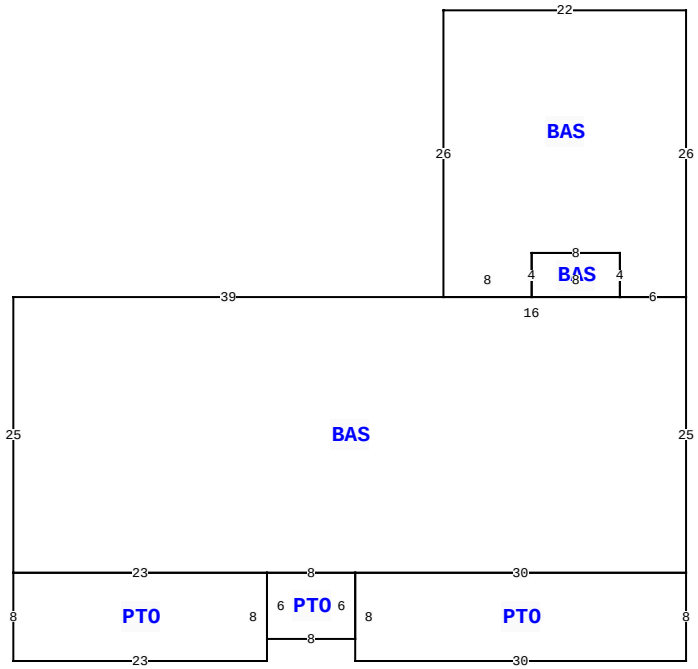
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	32	100		32	3,407
BAS	540	100		540	57,491
BAS	1,525	100		1,525	162,359
PTO	48	5		2	213
PTO	184	5		9	959
PTO	240	5		12	1,277
TOTALS	2,569			2,120	225,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	133.8876	149.95	317,894	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2026 Heated Area: 2097 HX Base Yr 2026



938 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		225,705
TOTAL MARKET OB/XF VALUE		8,815
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		274,520
SOH/AGL Deduction		0
ASSESSED VALUE		274,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,798
TOTAL JUST VALUE		274,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053910	Generator		08/26/2025
000043408	Remodel	14,000	12/17/2021
38655	MAINT/ALTR	80	09/25/2019
10718	SFR	215	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/1819	5/16/2025	WD	Q	I	01	340,000
GRANTOR: SCHOLZ ISABEL G						
GRANTEE: EHRLICH SCOTT BRIAN						
1393/0740	8/28/2019	WD	Q	I	01	202,000
GRANTOR: SHERRY L MILLER						
GRANTEE: ISABEL G SCHOLZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 PTO= S8 E23 N8 W23$ E23 PTO= S6E8 N6 W8 $ E8 PTO= S8 E30 N8 W30$ E30 N25 BAS= N26 W22 S26 E8 N4 E8 S4 E6$ W6 BAS= N4 W8 S4 E8$ W16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	605.00	UT	3.00	3.00	100	2008	2008	3	100	1,815	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,815

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	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 07/30/2025 BY TP Total Acres: 4.07 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS