LOT 21 BLOCK A OLD WIRE FARMS

ORB 736-155, 950-491, 950-492.

BAILEY MICHAEL/BAILEY LELIA WALKER
1207 SW HOMESTEAD CIR
FT WHITE, FL 32038

2026

14-6S-16-03818-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

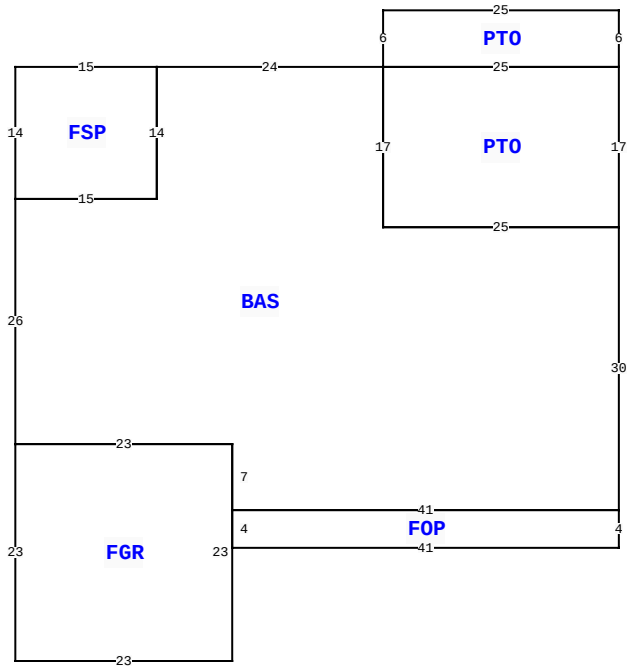
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,212	100		2,212	242,725
FGR	529	55		291	31,932
FOP	164	30		49	5,377
FSP	210	40		84	9,217
PTO	150	5		8	878
PTO	425	5		21	2,304
TOTALS	3,690			2,665	292,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	120.9516	135.47	361,028	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2212 HX Base Yr 2007



1207 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		292,433
TOTAL MARKET OB/XF VALUE		17,668
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		350,101
SOH/AGL Deduction		103,094
ASSESSED VALUE		247,007
TOTAL EXEMPTION VALUE	13 HX HB	247,007
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		350,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24499	MAINT/ALTR	0	05/11/2006
23322	SFR	681	06/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1039/0800	2/24/2005	WD	U	V	08	20,000
GRANTOR: WILLIAM & MARILYN RIC						
GRANTEE: MICHAEL & LIELIA WA						
0950/0492	3/26/2002	WD	Q	V	03	10,000
GRANTOR: JONATHAN BOYCE						
GRANTEE: WILLIAM & MARILYN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W15 S14 E15 N14$ S14 W15 S26 FGR= S23 E23 N23 W23$ E23 S7 FOP= S4 E41 N4 W41$ E41 N30 PTO= N17 W25 S17 E25$ W25 N17$ PTO= E25 N6 W25 S6$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	323.00	UT	2.50	2.50	100	2006	2006	3	100	808	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
4	0030	BARN,MT	0	100	30	30	900.00	UT	15.00	15.00	100	2008	2008	3	100	13,500	
5	0166	CONC,PAVMT	0	100	4	30	120.00	UT	3.00	3.00	100	2008	2008	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 17,668

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 05/26/2015 BY TW Total Acres: 4.03 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS