LOT 4 BLOCK B OLD WIRE FARMS.

718-754, 719-153, 800-514, WD 10

SMITH FAMILY REVOCABLE TRUST DATED JANUARY 24, 202
5927 BAY HILL CIRCLE
LAKE WORTH, FL 33463

2026

14-6S-16-03818-144

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

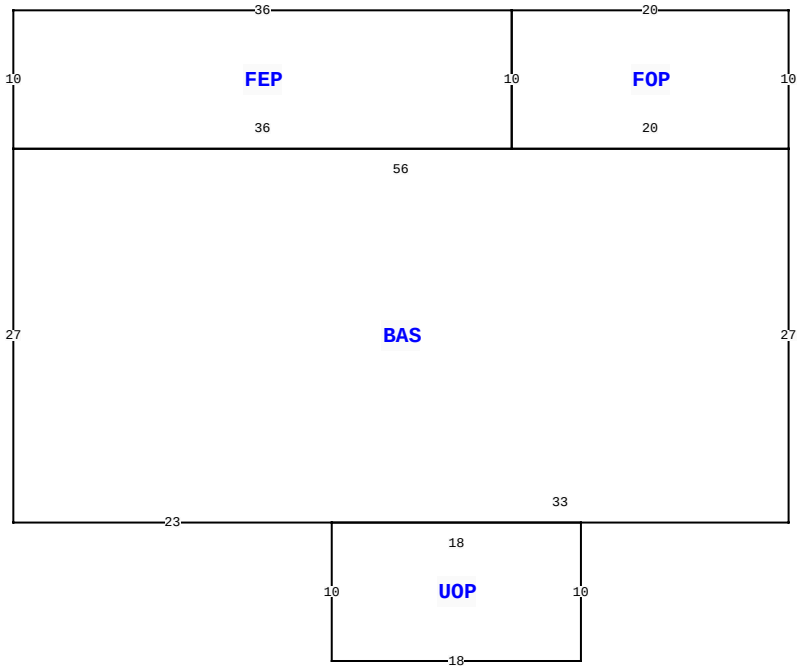
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	101,072
FEP	360	85		306	20,455
FOP	200	35		70	4,679
UOP	180	25		45	3,008
TOTALS	2,252			1,933	129,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,933	118.0000	121.54	234,937	1995	1995	0	0	0	45.00	55.00

1 MANUF 3 0% - 0 Heated Area: 1512 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

1359 SW HOMESTEAD CIR, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,215
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	179,515
SOH/AGL Deduction	27,890
ASSESSED VALUE	151,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,625
TOTAL JUST VALUE	179,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16726	M H	125	03/10/2000
9241	M H	125	01/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/108	1/24/2025	WD	U	I	11	100
GRANTOR: SMITH RANDALL						
GRANTEE: SMITH FAMILY REVOCA						
1401/1656	12/19/2019	WD	Q	I	01	125,000
GRANTOR: DALE A & CATHY C VANN						
GRANTEE: RANDALL & PHILOMENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E23 UOP= S10 E18 N10 W18 $ E33 N27$ FOP= N10 W20 FEP= W36 S10 E36 N10$ S10 E20$.

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	0296	SHED METAL	0	0	10	20	200.00	UT	12.00	12.00	25	1995	1995	3	25	600	
2	0070	CARPORT UF	0	0	20	40	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	12	20	240.00	UT	2.50	2.50	50	2000	2000	3	50	300	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0200	C	MBL HM	0		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: 4.27 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/14/2025 BY SYS