LOT 1 BLK C OLD WIRE FARMS.

ORB 746-1625, 980-821,980-823,

HOPPER TAMARA S/HOPPER MARC A
1562 SW HOMESTEAD CIR
FT WHITE, FL 32038

2026

14-6S-16-03818-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

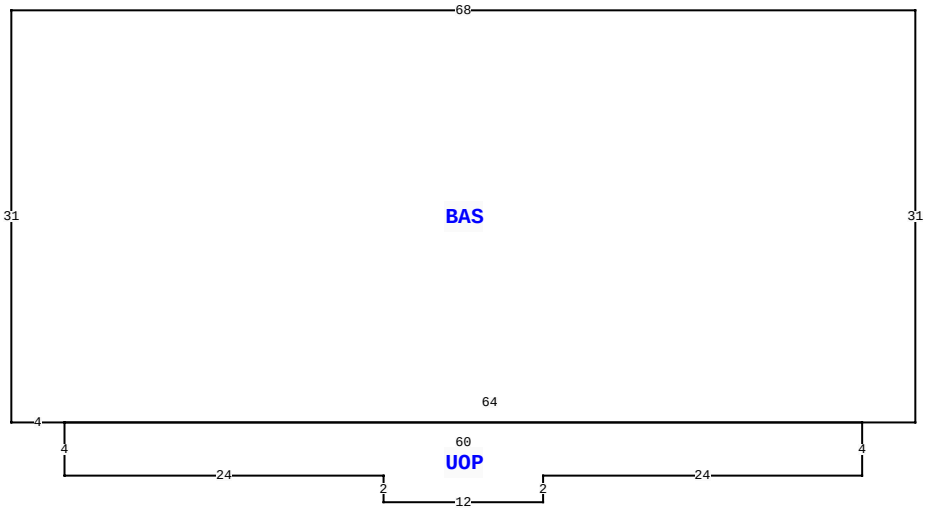
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,108	100		2,108	124,137
UOP	264	25		66	3,887
TOTALS	2,372			2,174	128,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,174	113.9000	107.07	232,770	2006	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2108 HX Base Yr 2006



1562 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		128,024
TOTAL MARKET OB/XF VALUE		29,600
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		197,624
SOH/AGL Deduction		70,141
ASSESSED VALUE		127,483
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		21,761
TOTAL JUST VALUE		197,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045830	Roof Replacement	2,400	11/01/2022
23739	M H	10,202,005	10/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0392	10/14/2011	WD	U	I	11	100
GRANTOR: TAMARA S HOPPER						
GRANTEE: TAMARA S HOPPER & M						
1046/2145	5/20/2005	WD	U	V	08	26,500
GRANTOR: MICHAEL & JENNIFER SP						
GRANTEE: RONALD R MUNSON & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E4 UOP= S4 E24 S2 E12 N2 E24 N4 W60$ E64 N31$.

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	2008	2008	3	100	1,200	
2	0031	BARN,MT AE	0	100	22	32	704.00	UT	15.00	15.00	100	2008	2008	3	100	10,560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	36	648.00	UT	2.50	2.50	100	2008	2008	3	100	1,620	
5	0260	PAVEMENT-A	0	100	14	420	5,880.00	UT	1.50	1.50	100	2008	2008	3	100	8,820	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 29,600

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	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 12/14/2022 BY JS Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/14/2025 BY SYS