LOT 2 BLK C OLD WIRE FARMS.

743-521, AG 746-1623, WD 899-106

BROWNING JESSE/BROWNING KATRINA M
1468 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2026

14-6S-16-03818-162

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

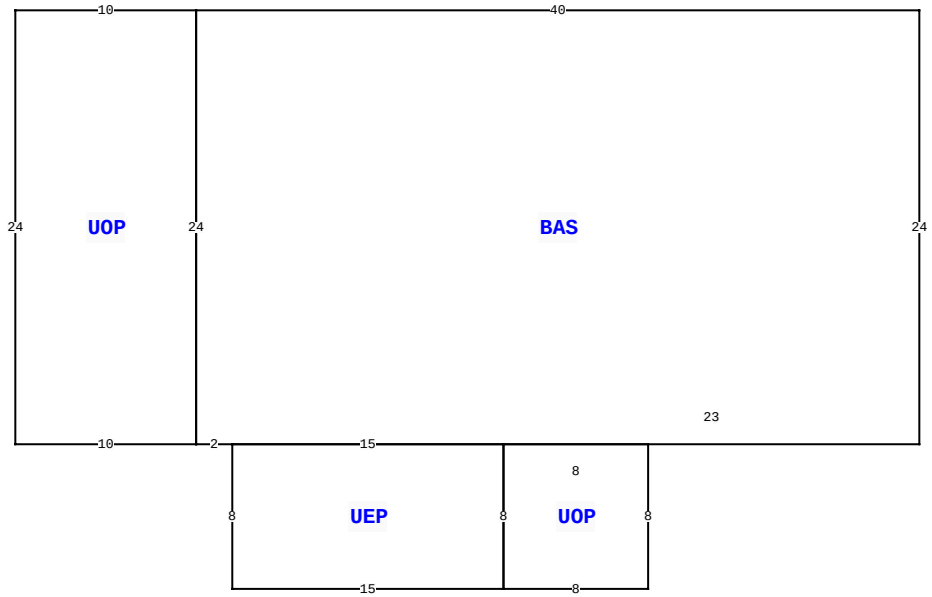
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	960	100		960	26,934
UEP	120	70		84	2,357
UOP	64	25		16	449
UOP	240	25		60	1,683
TOTALS	1,384			1,120	31,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	116.9000	70.14	78,557	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 960 HX Base Yr 2024



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

1468 SW HOMESTEAD CIR, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,423
TOTAL MARKET OB/XF VALUE		11,426
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		82,849
SOH/AGL Deduction		1,629
ASSESSED VALUE		81,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,498
TOTAL JUST VALUE		82,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29158	MAINT/ALTR	25	02/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/1788	6/23/2010	WD	U	I	12	35,000
GRANTOR: SUNCOAST SCHOOLS FEDE						
GRANTEE: KATRINA M & JESSE B						
1153/0249	6/23/2008	WD	Q	I	01	102,600
GRANTOR: WALTER & JEANETTE WIL						
GRANTEE: SUNCOAST SCHOOLS FE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= W10 S24 E10 N24$ S24 E2 UEP= S8 E15 N8 W15$ E15 UOP= S8 E8 N8 W8$ E23 N24$.

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	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
2	0294	SHED WOOD/	0	100	20	27	540.00	UT	7.50	7.50	60	1996	1996	3	60	2,430	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	20	19	380.00	UT	3.00	3.00	100	1996	1996	3	100	1,140	
5	0251	LEAN TO W/	0	100	8	10	80.00	UT	3.00	3.00	100	1996	1996	3	100	240	
6	0166	CONC,PAVMT	0	100	3	36	108.00	UT	2.00	2.00	100	1996	1996	3	100	216	

LAND DESCRIPTION

TOTAL OB/XF 11,426

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 05/26/2015 BY TW Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/14/2025 BY SYS