LOT 7 BLK A OLD WIRE FARMS.

ORB 736-159, 820-066, 822-1311

SHAFFER MEGAN D/KILPATRICK MICHAEL J
301 HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2026

14-6S-16-03818-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		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

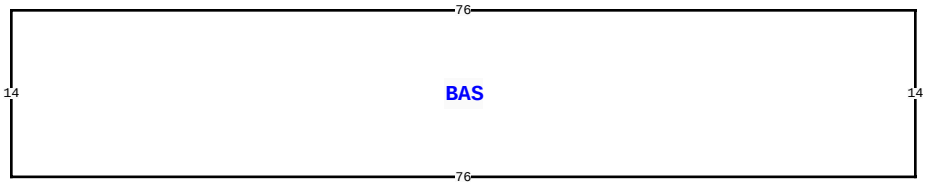
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,596
TOTALS	1,064			1,064	29,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	115.9000	69.54	73,991	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1064 HX Base Yr



301 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,596
TOTAL MARKET OB/XF VALUE	10,170
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	89,766
SOH/AGL Deduction	16,744
ASSESSED VALUE	73,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,022
TOTAL JUST VALUE	89,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/1043	9/01/2016	WD	Q	I	01	46,000
GRANTOR: CATHERINE B HYNES						
GRANTEE: MEGAN D SHAFFER & M						
1248/0222	1/22/2013	WD	U	I	11	100
GRANTOR: CATHERINE M DICKS & R						
GRANTEE: CATHERINE B HYNES(A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1991	1991	3	100	1,200	
2	0040	BARN,POLE	0	0	12	16	192.00	UT	2.50	2.50	100	2003	2003	3	100	480	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	100	2008	2008	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 10,170

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/26/2015 BY TW Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/09/2026 BY SYS