LOT 9 BLOCK A OLD WIRE FARMS.

746-1619, WD 878-2260, WD 1242

HANNA CHAD/KIMBALL ARIEL
441 SW HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2027

14-6S-16-03818-109

BUILDING CHARACTERISTICS

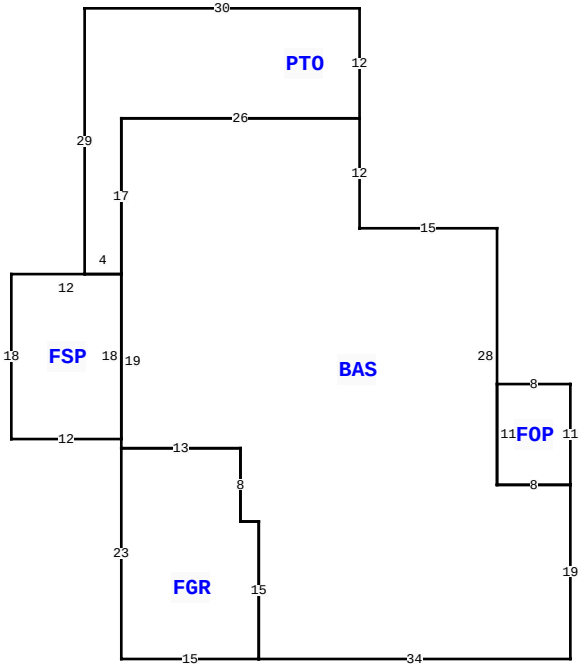
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,062	100		2,062	185,104
FGR	329	55		181	16,248
FOP	88	30		26	2,334
FSP	216	40		86	7,720
PTO	428	5		21	1,886
TOTALS	3,123			2,376	213,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,376	110.2860	121.31	288,233	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2019 Heated Area: 2062 HX Base Yr 2019



441 SW HOMESTEAD CIR, FORT WHITE

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

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	0210	GARAGE U	0	100	24	32	768.00	UT	3.60	3.60	100	0	0	3	100	2,765	
2	0031	BARN,MT AE	0	100	30	41	1.00	UT	5,073.00	5,073.00	50	1995	1995	3	50	2,537	
3	0166	CONC,PAVMT	0	100	18	18	324.00	UT	1.50	1.50	100	1995	1995	3	100	486	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1,042.00	UT	1.35	1.35	100	1999	1999	3	100	1,407	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,292
TOTAL MARKET OB/XF VALUE		9,395
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,687
SOH/AGL Deduction		76,271
ASSESSED VALUE		196,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,005
TOTAL JUST VALUE		272,687
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050277	Remodel	9,100	07/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1785	5/22/2018	WD	Q	I	01	212,000
GRANTOR: BRANDON & JAMIE Y MIN						
GRANTEE: CHAD HANNA & ARIEL						
1242/1770	10/03/2012	WD	U	I	38	113,500
GRANTOR: JULIUS C WEATHERS JR						
GRANTEE: JAMIE Y MINCEY & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N12 PTO= N12 W30 S29 E4 N17 E26$ W26 S17 FSP= W12 S18 E12 N18$ S19 FGR= S23 E15 N15 W2 N8 W13$ E13 S8 E2 S15 E34 N19 FOP= N11 W8 S11 E8$ W8 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,395

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2026 BY KS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS