LOTS 11 & 12 BLK A OLD WIRE FARM
746-1621, 798-990, 805-67, 822-2

VANNELLI CHARLES P/VANNELLI JANICE T
629 SW HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2027

14-6S-16-03818-112

BUILDING CHARACTERISTICS

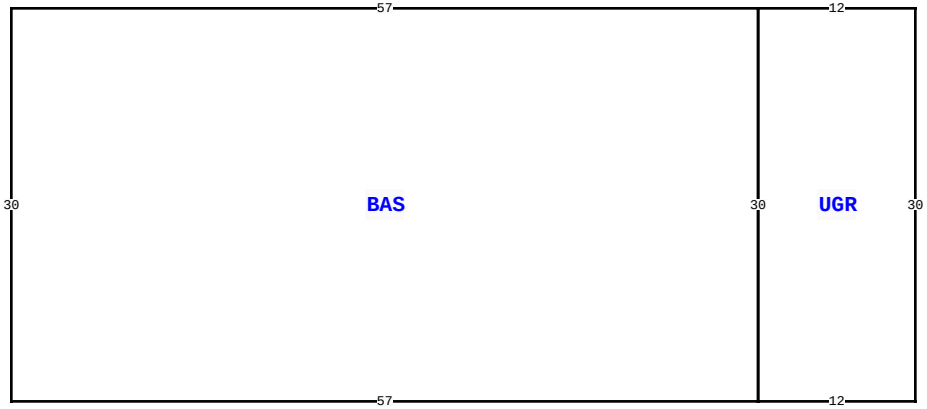
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,710	100		1,710	42,073
UGR	360	45		162	3,986
TOTALS	2,070			1,872	46,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	102.5100	61.51	115,147	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1710 HX Base Yr 2011



629 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	12,500	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0040	BARN,POLE	0	100	18	30	540.00	UT	2.50	2.50	100	2003	2003	3	100	1,350	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,059
TOTAL MARKET OB/XF VALUE		32,050
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		158,109
SOH/AGL Deduction		37,523
ASSESSED VALUE		120,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,175
TOTAL JUST VALUE		158,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14868	M H	125	12/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1687	6/28/2016	LE	U	I	14	100
GRANTOR: CHARLES P & JANICE T						
GRANTEE: CHARLES P & JANICE						
1202/1818	1/04/2010	QC	U	I	11	100
GRANTOR: CHARLES P VANNELLI						
GRANTEE: CHARLES P & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S30 E57 UGR= E12 N30 W12 S30$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 32,050

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							
2	0700	C	MISC RES	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 05/11/2026 BY KS Total Acres: 8.14 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS