LOT 13 BLK A OLD WIRE FARMS.

730-813, 774-1877,1878, PR 1028-

SEXTON SABRINA
676 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2027

14-6S-16-03818-113

BUILDING CHARACTERISTICS

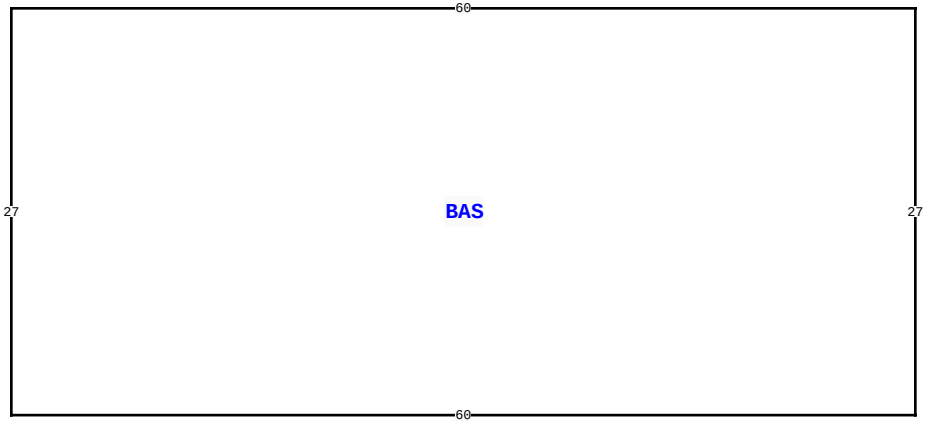
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	44,246
TOTALS	1,620			1,620	44,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.8000	68.28	110,614	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1620 HX Base Yr 2024



676 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0294	SHED WOOD/	0	100	12	18	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0294	SHED WOOD/	0	100	11	13	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,246
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		103,546
SOH/AGL Deduction		11,254
ASSESSED VALUE		92,292
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,881
TOTAL JUST VALUE		103,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9529	STORAGE	30	03/28/1995
7247	M H	60	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2437	9/28/2018	WD	U	I	12	34,800
GRANTOR: MADISON REVOLVING TRU						
GRANTEE: SABRINA SEXTON						
1364/1222	7/11/2018	CT	U	I	18	21,000
GRANTOR: CLERK OF COURT						
GRANTEE: MADISON REVOLVING T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2026 BY KS Total Acres: 4.07 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS