LOT 14 BLOCK A OLD WIRE FARMS.
730-43, 762-730, 768-1928, 899-2

LILLY CHARLES JOSEPH/LILLY JUDITH ANN
748 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2027

14-6S-16-03818-114

BUILDING CHARACTERISTICS

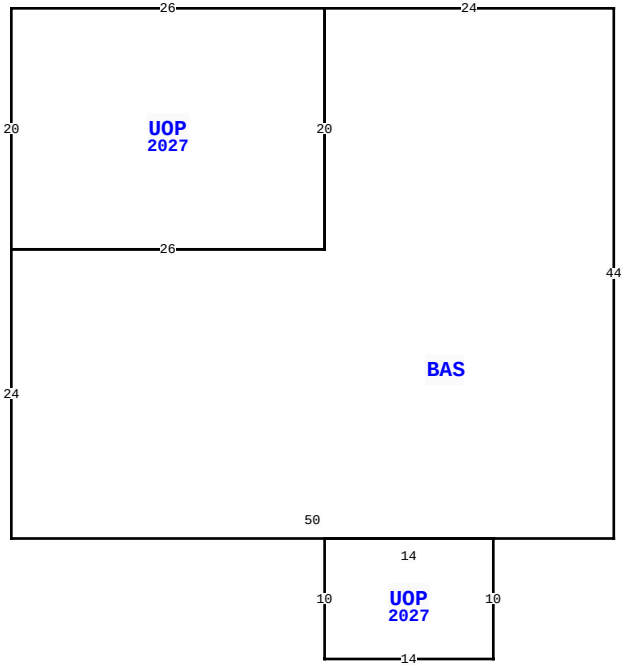
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,680	100		1,680	175,301
UOP	140	20	2027	28	2,921
UOP	520	20	2027	104	10,852
TOTALS	2,340			1,812	189,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	111.6000	122.76	222,441	2002	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1680 HX Base Yr 2026



748 SW HOMESTEAD CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,075
TOTAL MARKET OB/XF VALUE	17,400
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	256,475
SOH/AGL Deduction	12,990
ASSESSED VALUE	243,485
TOTAL EXEMPTION VALUE	HX HB 13 243,485
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	256,475
NCON VALUE	29,474
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054166	Remodel	4,165	09/29/2025
17212	SFR	125	07/14/2000
10384	PUMP/UTPOL	30	10/26/1995
9347	M H	125	02/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/240	9/05/2025	WD	Q	I	01	300,000
GRANTOR: SISTRUNK ANGELA						
GRANTEE: LILLY CHARLES JOSEP						
1411/2549	5/16/2020	WD	Q	I	01	175,000
GRANTOR: TIMOTHY RYAN HEATHERM						
GRANTEE: ANGELA& STANLEY SIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S20 W26 S24 E50 N44 $
UOP=[YR=2027;ORIG=-50,0] E26 S20 W26 N20 $
UOP=[YR=2027;ORIG=-24,44] E14 S10 W14 N10 $
.

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	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	0040	BARN,POLE	0	100	25	30	1.00	UT	6,000.00	6,000.00	100	2027	2026		100	6,000	
4	0030	BARN,MT	0	100	18	30	1.00	UT	8,100.00	8,100.00	100	2027	2026		100	8,100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2027	2026		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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: 4.06 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS