LOT 17 BLK A OLD WIRE FARMS.

736-157, 767-263, 767-1831, 786-

EHRLICH SCOTT BRIAN/EHRLICH PAULA
938 SW HOMESTEAD CIRCLE
FORT WHITE, FL 32038

2027

14-6S-16-03818-117

BUILDING CHARACTERISTICS

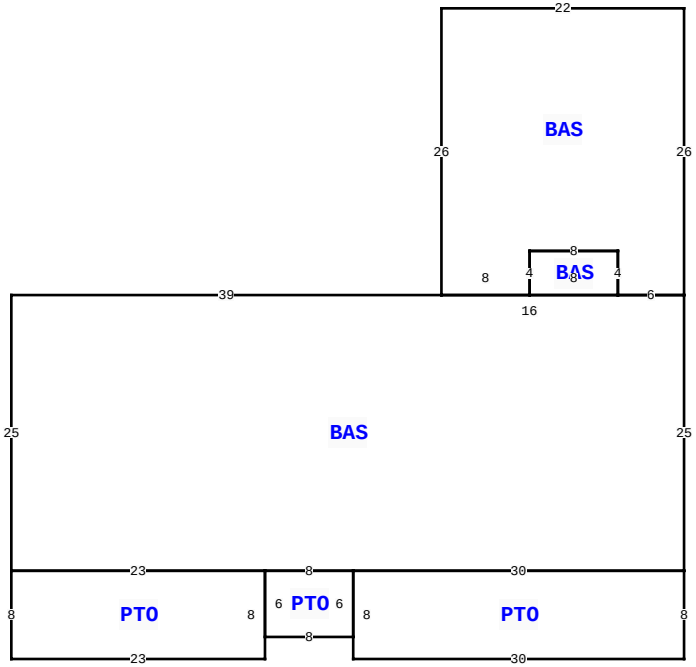
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	32	100		32	3,346
BAS	540	100		540	56,467
BAS	1,525	100		1,525	159,467
PTO	48	5		2	209
PTO	184	5		9	941
PTO	240	5		12	1,255
TOTALS	2,569			2,120	221,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	133.8876	147.28	312,234	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2026 Heated Area: 2097 HX Base Yr 2026



938 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	605.00	UT	3.00	3.00	100	2008	2008	3	100	1,815	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	5,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,686
TOTAL MARKET OB/XF VALUE		14,515
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,201
SOH/AGL Deduction		0
ASSESSED VALUE		286,201
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,790
TOTAL JUST VALUE		286,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054679	Storage Building	7,750	12/15/2025
000054632	Right-of-Way Acce		12/05/2025
000053910	Generator		08/26/2025
000043408	Remodel	14,000	12/17/2021
38655	MAINT/ALTR	80	09/25/2019
10718	SFR	215	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1819	5/16/2025	WD	Q	I	01	340,000
GRANTOR: SCHOLZ ISABEL G						
GRANTEE: EHRLICH SCOTT BRIAN						
1393/0740	8/28/2019	WD	Q	I	01	202,000
GRANTOR: SHERRY L MILLER						
GRANTEE: ISABEL G SCHOLZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 PTO= S8 E23 N8 W23$ E23 PTO= S6E8 N6 W8 $ E8 PTO= S8 E30 N8 W30$ E30 N25 BAS= N26 W22 S26 E8 N4 E8 S4 E6$ W6 BAS= N4 W8 S4 E8$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 14,515

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