LOT 18 BLK A OLD WIRE FARMS.

736-163, 761-35, 807-1136, 973-2

MCGUIRE MICHAEL/NEUMAN JENNY R
963 SW HOMESTEAD CIR
FORT WHITE, FL 32028

2027

14-6S-16-03818-118

BUILDING CHARACTERISTICS

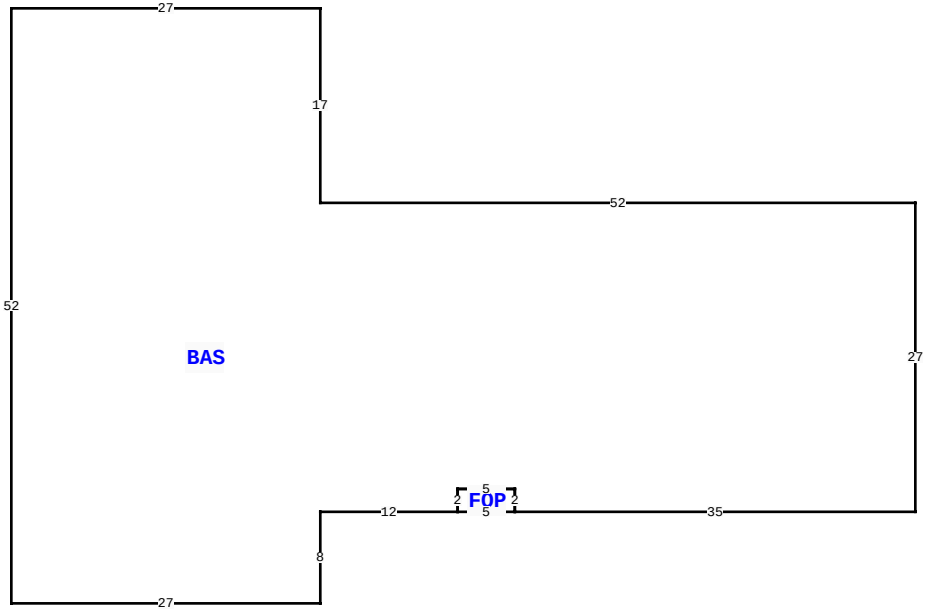
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,798	100		2,798	171,907
FOP	10	35		4	246
TOTALS	2,808			2,802	172,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,802	113.9000	105.93	296,816	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 2798 HX Base Yr 2009



963 SW HOMESTEAD CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,153
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,353
SOH/AGL Deduction		147,123
ASSESSED VALUE		86,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,819
TOTAL JUST VALUE		233,353
NCON VALUE		3,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39625	M H	0	04/20/2020
26701	M H	609	03/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0158	2/17/2006	WD	Q	V		61,000
GRANTOR: SCOTT JAMES LEVANCE						
GRANTEE: MICHAEL MCGUIRE, JE						
1055/0212	8/11/2005	WD	U	V	08	27,000
GRANTOR: BILLY J & REBECCA J H						
GRANTEE: SCOTT JAMES LAVANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 N17 W27 S52 E27 N8 E12 FOP= E5 N2 W5 S2$ N2 E5 S2 E35 N27$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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