LOT 4 BLOCK B OLD WIRE FARMS.
718-754, 719-153, 800-514, WD 10

SMITH FAMILY REVOCABLE TRUST DATED JANUARY 24, 202
5927 BAY HILL CIRCLE
LAKE WORTH, FL 33463

2027

14-6S-16-03818-144

BUILDING CHARACTERISTICS

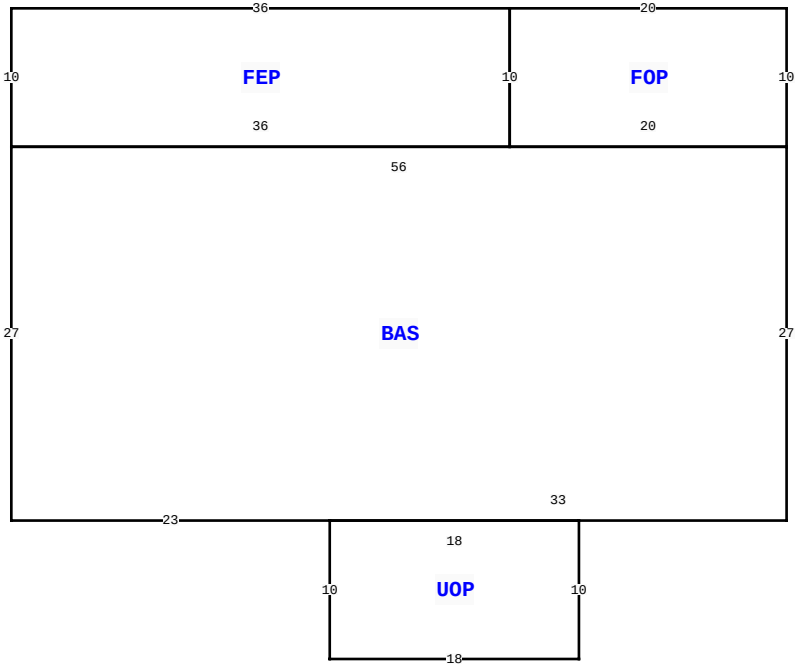
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,512	100		1,512	97,148
FEP	360	85		306	19,661
FOP	200	35		70	4,497
UOP	180	25		45	2,891
TOTALS	2,252			1,933	124,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,933	118.0000	116.82	225,813	1995	1995	0	0	0	45.00	55.00

1 MANUF 3 0% - 2026 Heated Area: 1512 HX Base Yr



1359 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0296	SHED METAL	0	0	10	20	200.00	UT	12.00	12.00	25	1995	1995	3	25	600	
2	0070	CARPORT UF	0	0	20	40	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	12	20	240.00	UT	2.50	2.50	50	2000	2000	3	50	300	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0030	BARN,MT	0	0	30	50	1.00	UT	16,000.00	16,000.00	100	2027	2026		100	16,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,197
TOTAL MARKET OB/XF VALUE	26,300
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	200,497
SOH/AGL Deduction	0
ASSESSED VALUE	200,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,497
TOTAL JUST VALUE	200,497
NCON VALUE	16,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16726	M H	125	03/10/2000
9241	M H	125	01/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/108	1/24/2025	WD	U	I	11	100
GRANTOR: SMITH RANDALL						
GRANTEE: SMITH FAMILY REVOCA						
1401/1656	12/19/2019	WD	Q	I	01	125,000
GRANTOR: DALE A & CATHY C VANN						
GRANTEE: RANDALL & PHILOMENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E23 UOP= S10 E18 N10 W18 $ E33 N27$ FOP= N10 W20 FEP= W36 S10 E36 N10$ S10 E20$.

LAND DESCRIPTION

TOTAL OB/XF 26,300

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	0		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 05/12/2026 BY NH Total Acres: 4.27 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS