LOT 6 BLK B OLD WIRE FARMS.

ORB 742-1221, 783-2021,

TAYLOR BRADLEY JAN
244 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2027

14-6S-16-03818-146

BUILDING CHARACTERISTICS

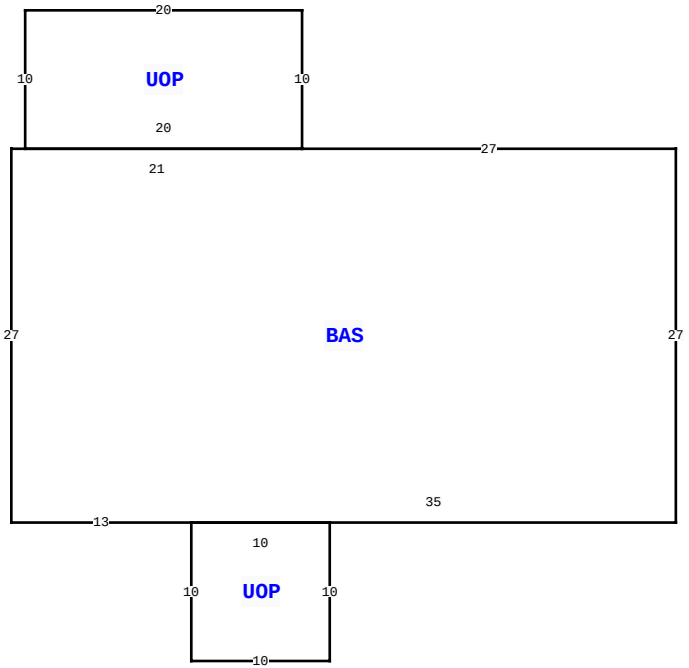
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	90,802
UOP	100	25		25	1,752
UOP	200	25		50	3,504
TOTALS	1,596			1,371	96,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,371	115.9000	107.79	147,780	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2016 Heated Area: 1296 HX Base Yr 2016



244 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
5	0060	CARPORT F	0	100	29	40	1.00	UT	4,060.00	4,060.00	100	2021	2020		100	4,060	
6	0296	SHED METAL	0	100	12	40	1.00	UT	4,320.00	4,320.00	100	2021	2020		100	4,320	
7	0060	CARPORT F	0	100	18	25	1.00	UT	1,575.00	1,575.00	100	2021	2020		100	1,575	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,057
TOTAL MARKET OB/XF VALUE	20,055
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	166,112
SOH/AGL Deduction	66,034
ASSESSED VALUE	100,078
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	48,667
TOTAL JUST VALUE	166,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40655	STORAGE	0	10/01/2020
32041	M H	500	06/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0546	5/24/2013	QC	U	V	11	100
GRANTOR: REX JIMMIE MARTIN						
GRANTEE: BRADLEY JAN TAYLOR						
1249/1080	1/14/2013	TR	U	V	30	100
GRANTOR: JOHNNIE PAUL MARTIN T						
GRANTEE: REX JIMMIE MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N10 W20 S10 E20$ W21 S27 E13 UOP= S10 E10 N10 W10$ E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,055

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 05/12/2026 BY NH Total Acres: 4.34 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS