LOT 2 BLK C OLD WIRE FARMS.

743-521, AG 746-1623, WD 899-106

BROWNING JESSE/BROWNING KATRINA M
1468 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2027

14-6S-16-03818-162

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

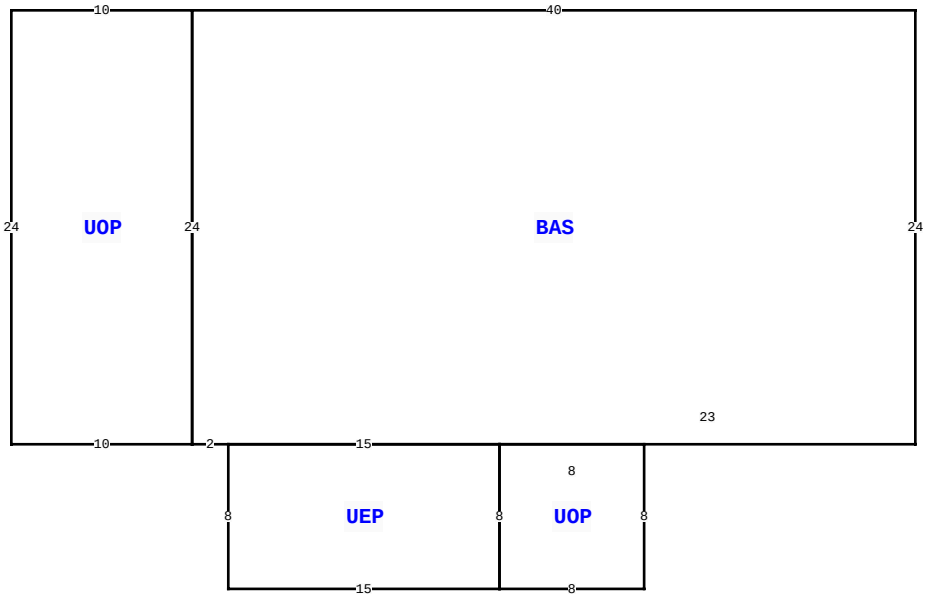
NEIGHBORHOOD/LOC 14616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,934
UEP	120	70		84	2,357
UOP	64	25		16	449
UOP	240	25		60	1,683
TOTALS	1,384			1,120	31,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	116.9000	70.14	78,557	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 960 HX Base Yr 2024



1468 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	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
2	0294	SHED WOOD/	0	100	20	27	540.00	UT	7.50	7.50	60	1996	1996	3	60	2,430	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	20	19	380.00	UT	3.00	3.00	100	1996	1996	3	100	1,140	
5	0251	LEAN TO W/	0	100	8	10	80.00	UT	3.00	3.00	100	1996	1996	3	100	240	
6	0166	CONC,PAVMT	0	100	3	36	108.00	UT	2.00	2.00	100	1996	1996	3	100	216	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,423
TOTAL MARKET OB/XF VALUE	11,426
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	92,849
SOH/AGL Deduction	9,437
ASSESSED VALUE	83,412
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	32,001
TOTAL JUST VALUE	92,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29158	MAINT/ALTR	25	02/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/1788	6/23/2010	WD	U	I	12	35,000
GRANTOR: SUNCOAST SCHOOLS FEDE						
GRANTEE: KATRINA M & JESSE B						
1153/0249	6/23/2008	WD	Q	I	01	102,600
GRANTOR: WALTER & JEANETTE WIL						
GRANTEE: SUNCOAST SCHOOLS FE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= W10 S24 E10 N24$ S24 E2 UEP= S8 E15 N8 W15$ E15
UOP= S8 E8 N8 W8$ E23 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,426

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