LOT 8 BLK D OLD WIRE FARMS.

854-45, DC 1482-255, WD 1492-150

HOKANSON-PIERCE CHERYL
562 SW HOMESTEAD CIR
FORT WHITE, FL 32038

2024

14-6S-16-03818-188

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

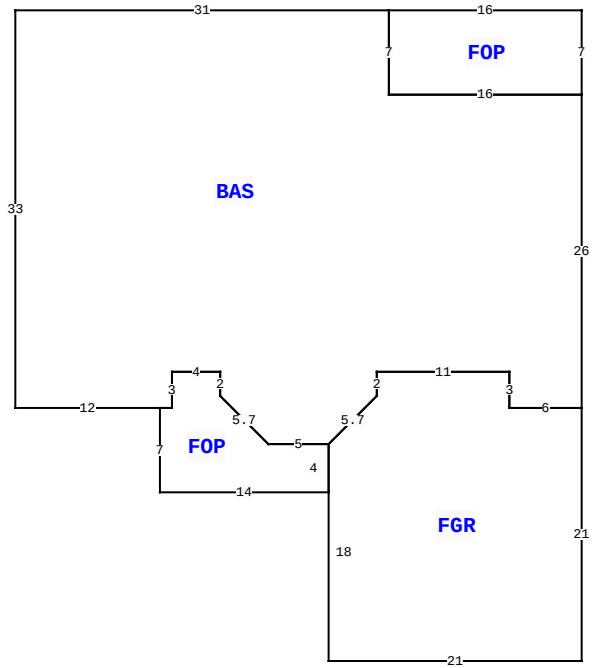
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	130,260
FGR	470	55	258	23,717
FOP	91	30	27	2,482
FOP	112	30	34	3,125
TOTALS	2,090		1,736	159,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	117.9920	123.89	215,073	1999	1999	0	0	0	25.80	74.20

1 SINGLE FAM – 100% - 2024 Heated Area: 1417 HX Base Yr 2024



562 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 JS
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,584
TOTAL MARKET OB/XF VALUE		6,884
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		206,468
SOH/AGL Deduction		0
ASSESSED VALUE		206,468
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		151,468
TOTAL JUST VALUE		206,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050169	Roof Replacement	11,500	06/21/2024
16049	SFR	240	09/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1492/150	5/26/2023	WD	Q	I	01	245,000
GRANTOR: BLANCHARD KAREN M						
GRANTEE: HOKANSON-PIERCE CHE						
0854/0045	2/23/1998	WD	Q	V		11,000
GRANTOR: OLD WIRE FARMS INC						
GRANTEE: BLANCHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S33 E12 FOP= S7 E14 N4 W5 L4 U4 N2 W4 S3 W1$ E1 N3 E4 S2 D4 R4 E5 FGR= S18 E21 N21 W6 N3 W11 S2 L4 D4 $ U4 R4 N2 E11 S3 E6 N26 FOP= N7 W16 S7 E16$ W16 N7$.

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	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	609.00	UT	1.50	1.50	100	1999	1999	3	100	914	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1999	1999	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	885.00	UT	2.00	2.00	100	1999	1999	3	100	1,770	
5	0040	BARN,POLE	0	100	20	40	800.00	UT	3.00	3.00	100	2008	2008	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 6,884

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	40,000.00	40,000.00	40,000							

REVIEW DATE 07/15/2024 BY jerry Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/17/2024 BY SYS