AKA LOT 32 SHILOH RIDGE UNREC: C
NW1/4 OF SE1/4, RUN W ALONG S LI
FT TO SE COR OF LOT 32 SHILOH RI

BROWN JOHN M/BROWN LINDA M
350 SW CUMBERLAND ST
FORT WHITE, FL 32038

2023

15-7S-16-04226-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

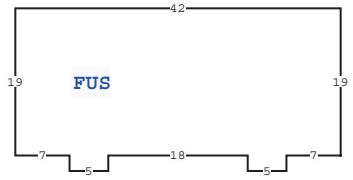
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

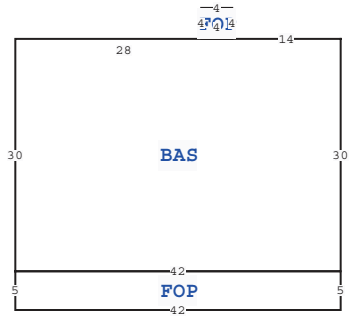
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	117,444
FOP	16	30	5	466
FOP	210	30	63	5,872
FUS	818	100	818	76,246
TOTALS	2,304		2,146	200,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	119.5040	114.72	246,189	2007	2007	0	0	0	18.75	81.25

2 SINGLE FAM - 100% - 2008 Heated Area: 2078 HX Base Yr 2008





350 SW CUMBERLAND ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,029
TOTAL MARKET OB/XF VALUE		9,750
TOTAL LAND VALUE - MARKET		75,075
TOTAL MARKET VALUE		235,426
SOH/AGL Deduction		159,138
ASSESSED VALUE		76,288
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,288
TOTAL JUST VALUE		284,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25457	SFR	623	01/24/2007
22430	TR/TRAILER	150	10/27/2004
20307	TR/TRAILER	75	01/10/2003
12971	M H	125	08/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/1049	6/30/2005	WD	U	V	01	100
GRANTOR:CECILIO & LILLIAN ROL						
GRANTEE:JOHN M & LINDA M BR						
0952/2147	5/01/2002	WD	Q	V		29,000
GRANTOR:SHILOH RIDGE CO						
GRANTEE:CECILIO & LILLIAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N4 W4 S4 E4$ W28 S30 FOP= S5 E42 N5 W42$ E42 N30$ PTR= N30 FUS= N19 W42 S19 E7 S2 E5 N2 E18 S2 E5 N2 E7 $ S30$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2010	2010	3	100	2,750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,750

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	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.01	AC		1.00	1.00	1.00	449.00	449.00	3,147							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	52,575							

REVIEW DATE 07/03/2015 **BY** TW Total Acres: 10.01 Total Land Value: 25,647 Market: 52,575 Agricultural: 3,147 Common: 22,500 **PRINTED 07/05/2023 BY SYS**