BEG NW COR OF SW1/4 OF NE1/4, RU
TO W R/W SCL RR, SE ALONG R/W 44
497.31 FT, NW 495.46 FT TO W LIN

DOUGLASS LLOYD C ESTATE
261 SW SHILOH ST
FORT WHITE, FL 32038

2025

13-7S-16-04197-001

BUILDING CHARACTERISTICS

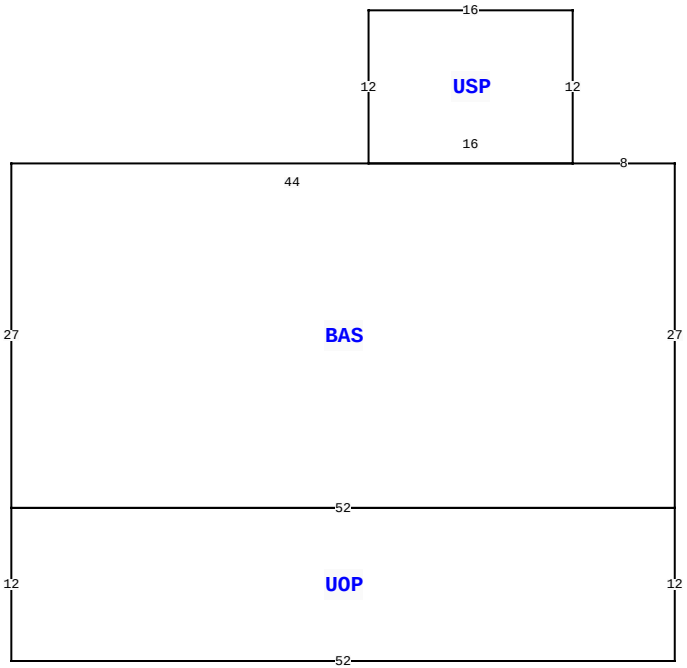
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	110,649
UOP	624	25		156	12,294
USP	192	35		67	5,281
TOTALS	2,220			1,627	128,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,627	113.3000	106.50	173,276	2012	2012	0	0	0	26.00	74.00

1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



261 SW SHILOH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,224
TOTAL MARKET OB/XF VALUE	16,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	194,724
SOH/AGL Deduction	31,073
ASSESSED VALUE	163,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,651
TOTAL JUST VALUE	194,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29985	M H	375	03/08/2012
16004	M H	75	09/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/1640	3/09/2024	WD	Q	I	01	63,800
GRANTOR: WILSON SHANNA N						
GRANTEE: WILSON SHANNA N						
1402/1092	12/30/2019	WD	Q	I	01	139,000
GRANTOR: STEPHEN LLOYD DOUGLAS						
GRANTEE: SHANNA N WILSON & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 USP= N12 W16 S12 E16$ W44 S27 UOP= S12 E52 N12 W52$ E52 N27$.

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	0255	MBL HOME S	0	0	70	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/06/2015 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/15/2025 BY SYS