

COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, CONT S 760.83 FT, E 221
DEG 198 FT, N 343.39 FT, NW 53 D

WAGNER MATTHEW A
275 SW SHILOH ST
FORT WHITE, FL 32038

2025

13-7S-16-04197-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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	13716.00	1.00/	

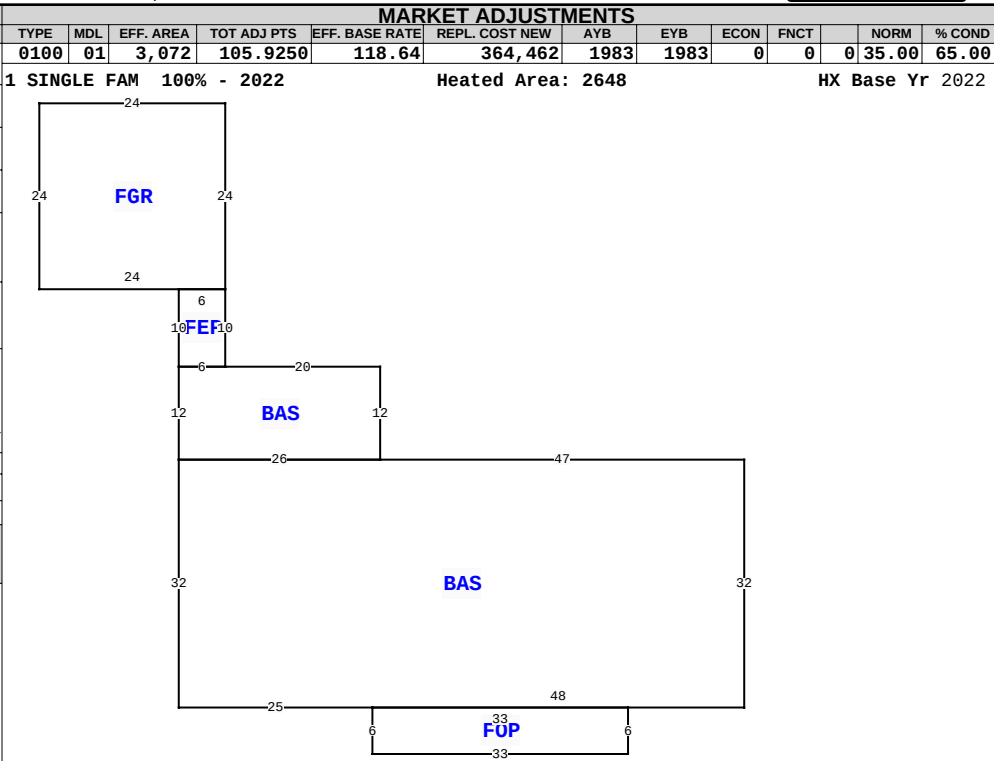
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	24,060
BAS	2,336	100		2,336	180,143
FEP	60	80		48	3,702
FGR	576	55		317	24,446
FOP	198	30		59	4,550

TOTALS	3,482			3,072	236,900
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0297	SHED CONC	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00
3	0166	CONC, PAVMT	0	100	0	0	428.00	UT	2.00
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.21

REVIEW DATE	12/28/2021	BY	JB
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024
INC DATE		AG DATE	MLU

L N	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	0297	SHED CONC	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0166	CONC, PAVMT	0	100	0	0	428.00	UT	2.00	2.00	100	2003	2003	3	100	856	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		80	4,800	

TOTAL OB/XF										13,106							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,100

Total Acres:	5.21	Total Land Value:	52,100	Market:	0	Agricultural:	0	Common:	52,100
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,900	
TOTAL MARKET OB/XF VALUE		13,106	
TOTAL LAND VALUE - MARKET		52,100	
TOTAL MARKET VALUE		302,106	
SOH/AGL Deduction		53,545	
ASSESSED VALUE		248,561	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		197,839	
TOTAL JUST VALUE		302,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043175	Electrical Servic	0	11/16/2021
26951	MAINT/ALTR	25	04/24/2008
20668	ADDN SFR	84	05/06/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1440/959	6/16/2021	WD	Q	I	01	290,000			

GRANTOR: PATTERSON ROBERT T									
GRANTEE: WAGNER MATTHEW A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W47 BAS= N12 W20 FEP= N10 FGR= N24 W24 S24 E24\$ W6 S10 E6\$ W6 S12 E26 \$ W26 S32 E25 FOP= S6 E33 N6 W33\$ E48 N32\$.									