COMM NW COR OF NW1/4 OF SE1/4,
RUN E 199.27 FT, NE ALONG S
R/W OF SHILOH CHURCH RD 245.16

BUSH BRUCE A/BUSH DEANNE B
190 SW SHILOH ST
FORT WHITE, FL 32038

2025

13-7S-16-04197-006

BUILDING CHARACTERISTICS

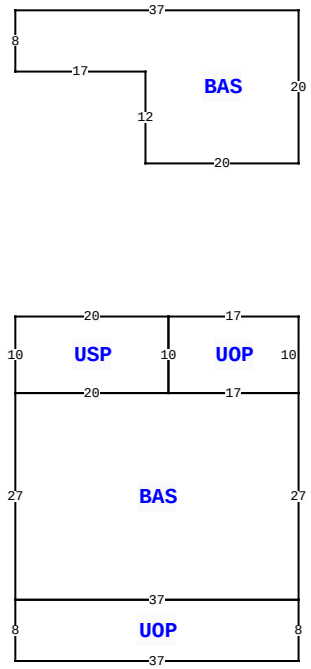
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	536	100		536	44,167
BAS	999	100		999	82,318
UOP	170	20		34	2,802
UOP	296	20		59	4,861
USP	200	35		70	5,768
TOTALS	2,201			1,698	139,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	113.1900	126.77	215,255	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1535 HX Base Yr



190 SW SHILOH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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		139,916
TOTAL MARKET OB/XF VALUE		7,080
TOTAL LAND VALUE - MARKET		138,600
TOTAL MARKET VALUE		285,596
SOH/AGL Deduction		134,979
ASSESSED VALUE		150,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,895
TOTAL JUST VALUE		285,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,855

SALE:1:2: FAMILY TRANSACTION

SALE:1:1: SALE IS LOW - MKT VAL = 15,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045355	Roof Replacement	16,100	09/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0859/0659	5/20/1998	WD	Q	V	03	13,700

GRANTOR: R STEPHEN CHRISTIE

GRANTEE: BRUCE & DEANNE BUSH

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W17 S10 E17$ BAS= W17 USP= N10 W20 S10 E20$ W20S27 UOP= S8 E37 N8 W37$ E37 N27$ PTR=N30 BAS= N20 W37 S8 E17 S12 E20 $ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0040	BARN,POLE	0	100	36	20	720.00	UT	2.50	2.50	100	1993	1993	3	100	1,800	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
6	0040	BARN,POLE	0	100	24	30	720.00	UT	2.50	2.50	100	2010	2010	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 7,080

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	5.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,340							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.14	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,260							

REVIEW DATE 11/18/2022 BY JS Total Acres: 15.40 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 08/13/2025 BY SYS