COMM AT NW COR OF NW1/4 OF SW1/4
FOR POB CONT E 382.98 FT, S 593.
FT, N 593.57 FT TO POB.

CURRAN JUSTIN LEE
712 SW SHILOH ST
FORT WHITE, FL 32038

2026

13-7S-16-04203-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

712 SW SHILOH ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	46,890
TOTAL MARKET VALUE	53,990
SOH/AGL Deduction	0
ASSESSED VALUE	53,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,990
TOTAL JUST VALUE	53,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049601	Mobile Home		04/11/2024
28399	M H	375	03/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/587	2/20/2023	QC	U	I	11	100
GRANTOR: CURRAN CRYSTAL L NORT						
GRANTEE: CURRAN JUSTIN LEE						
1207/0501	3/25/2010	WD	Q	I	03	30,000
GRANTOR: WALLACE R CAIN						
GRANTEE: CRYSTAL L NORTON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	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 7,100

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	0700	C	MISC RES	0			0.00	0.00	5.21	AC		1.00	1.00	0.90	10,000.00	9,000.00	46,890							

REVIEW DATE 05/16/2024 BY randall Total Acres: 5.21 Total Land Value: 46,890 Market: 0 Agricultural: 0 Common: 46,890 PRINTED 11/20/2025 BY SYS