BEG NE COR OF NW1/4 OF SW1/4, RU
786.75 FT, E 280 FT, N 786.75 FT

KLYS LISA KARLENE
600 SW SHILOH ST
FT WHITE, FL 32038

2025

13-7S-16-04204-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

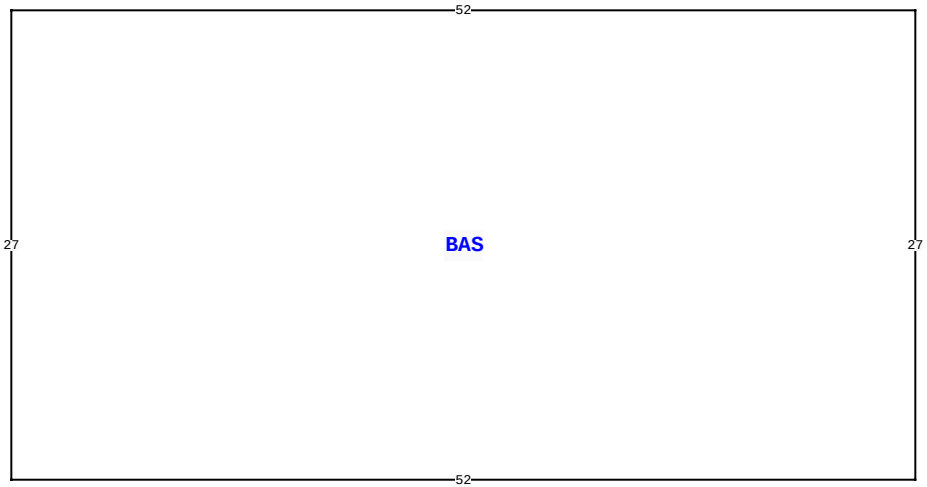
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	157,746
TOTALS	1,404			1,404	157,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	117.0000	115.83	162,625	2022	2022	0	0	0	3.00	97.00

1 MANUF 2 – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



600 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		157,746
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		215,246
SOH/AGL Deduction		55,582
ASSESSED VALUE		159,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,942
TOTAL JUST VALUE		215,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,604

XFOB:6:1: OLD MH

SALE:2:1: 5.05 AC AND MOBILE HOME

XFOB:1:1: PARK ID#CLFL02267A & B ORB 780-486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042559	Mobile Home		08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2472	3/18/2021	WD	U	V	11	100
GRANTOR: KLYS KIRBY						
GRANTEE: KLYS LISA KARLENE						
1420/1767	9/25/2020	WD	Q	I	01	42,500
GRANTOR: HELEN RAUSEO						
GRANTEE: KIRBY O & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,18] E52 S27 W52 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	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 7,000

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	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 12/07/2021 BY JB Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/24/2025 BY SYS