BEG SE COR OF SW1/4 OF NW1/4, RU
994.46 FT, E 222.51 FT, S 994.15
0.31 ACRES FOR CO RD R/W AS DESC

TEETOR HOWARD A III
637 SW SHILOH ST
FORT WHITE, FL 32038

**2025**

**13-7S-16-04208-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

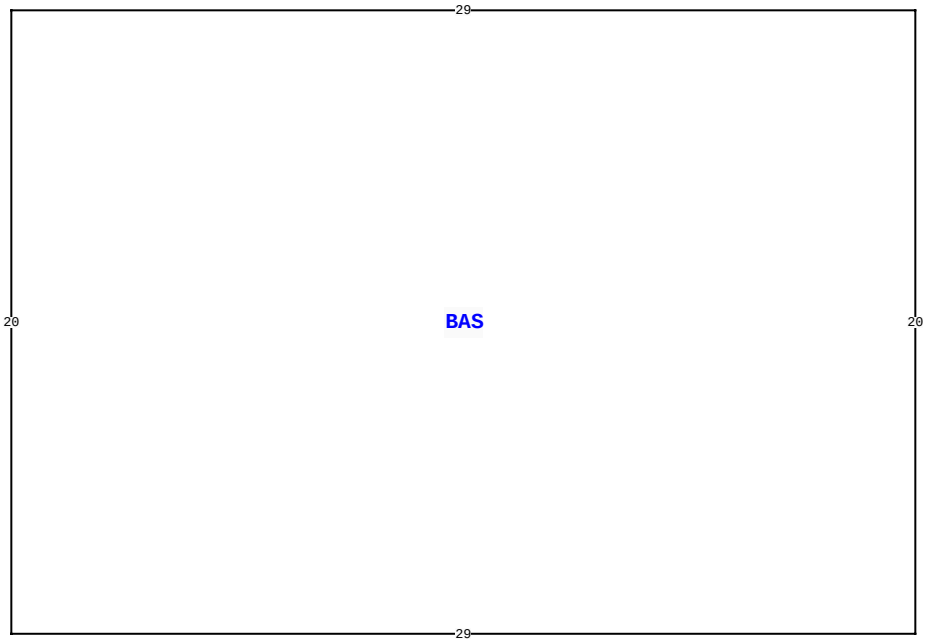
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| 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 | 580 | 100 | | 580 | 18,585 |
| TOTALS | 580 | | | 580 | 18,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0102 | 02 | 580 | 55.1250 | 34.18 | 19,824 | 2019 | 2019 | 0 | 0 | 0 | 6.25 | 93.75 |

4 STRG/CONV – 100% - 2021 Heated Area: 580 HX Base Yr 2021




637 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 | | 18,585 |
| TOTAL MARKET OB/XF VALUE | | 7,700 |
| TOTAL LAND VALUE - MARKET | | 47,500 |
| TOTAL MARKET VALUE | | 73,785 |
| SOH/AGL Deduction | | 27,000 |
| ASSESSED VALUE | | 46,785 |
| TOTAL EXEMPTION VALUE | HX HB DX | 30,000 |
| BASE TAXABLE VALUE | | 16,785 |
| TOTAL JUST VALUE | | 73,785 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 71,907 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40082 | RECONNECT | 0 | 07/01/2020 |
| 16029 | M H | 125 | 09/09/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1413/1600 | 6/17/2020 | WD | U | V | 19 | 52,000 |
| GRANTOR: ESTATE OF MORRIS LAND | | | | | | |
| GRANTEE: HOWARD A TEETOR III | | | | | | |
| 1261/0578 | 4/14/2007 | WD | Q | I | 01 | 100 |
| GRANTOR: GLADYS SANDERS BOYD | | | | | | |
| GRANTEE: LANDON BOYD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=33,18] E29 S20 W29 N20 $
.

## 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2020 | | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2021 | 2020 | | 100 | 400 | |
| 3 | 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 7,700

| 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 | 4.75 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 47,500 | | | | | | | |

REVIEW DATE 08/04/2020 BY BC Total Acres: 4.75 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 07/21/2025 BY SYS