COMM SE COR OF SEC, RUN W
642.77 FT, N 2004.67 FT FOR
POB, CONT N 687.60 FT TO S R/W

DRANE JAMES R/DRANE JOAN M
2056 SW SHILOH ST
FT WHITE, FL 32038

2026

15-7S-16-04226-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

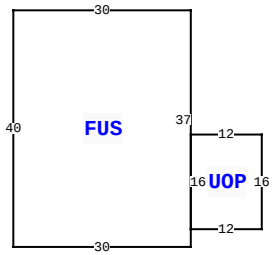
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

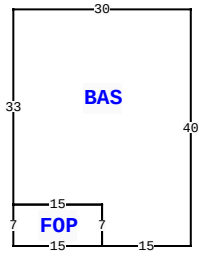
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100		1,095	63,706
FOP	105	30		32	1,862
FUS	1,200	100		1,200	69,815
UOP	192	20		38	2,211
TOTALS	2,592			2,365	137,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,365	114.9750	105.78	250,170	2007	2007	0	0	0	45.00	55.00

2 MODULAR 1 50% - 2007 Heated Area: 2295 HX Base Yr 2007





2056 SW SHILOH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,594
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		97,850
TOTAL MARKET VALUE		242,444
SOH/AGL Deduction		33,557
ASSESSED VALUE		208,887
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		158,165
TOTAL JUST VALUE		242,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26147	SFR	275	08/20/2007
14041	M H	125	05/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/0134	7/31/2007	WD	Q	I	01	100
GRANTOR: JAMES DRANE						
GRANTEE: JAMES DRANE & JOAN						
0858/0137	5/01/1998	WD	Q	V		26,000
GRANTOR: SHILOH RIDGE CO						
GRANTEE: JAMES DRANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S33 FOP= S7 E15 N7 W15$ E15 S7 E15 N40$ PTR= N30
FUS= N3 UOP= E12 N16 W12 S16$ N37 W30 S40 E30$ 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	9945	Well/Sept	0	50	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	50		A-1	0.00	0.00	10.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	97,850							

REVIEW DATE 07/08/2015 BY TW Total Acres: 10.30 Total Land Value: 97,850 Market: 0 Agricultural: 0 Common: 97,850 PRINTED 11/07/2025 BY SYS