SE1/4 OF SW1/4 OF NE1/4. (AKA LOT 70 SHILOH RIDGE S/D UNREC).

JOHNSON BENJAMIN/JOHNSON KIMBERLY HOOVER
1135 SW CUMBERLAND ST
FORT WHITE, FL 32038

2026

16-7S-16-04226-170

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

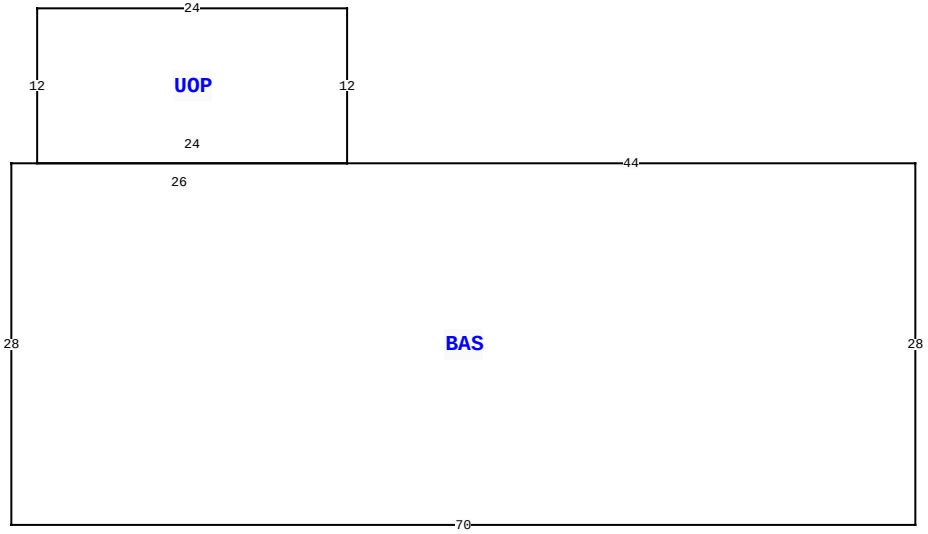
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	116,532
UOP	288	25		72	4,281
TOTALS	2,248			2,032	120,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,032	115.0000	108.10	219,659	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1960 HX Base Yr 2020



1135 SW CUMBERLAND 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		120,812
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		144,197
SOH/AGL Deduction		49,351
ASSESSED VALUE		94,846
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,124
TOTAL JUST VALUE		225,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24618	M H	357	06/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/0539	7/01/2019	WD	Q	I	01	140,000
GRANTOR: CHRISTOPHER A & BREND						
GRANTEE: BENJAMIN & KIMBERLY						
1388/0534	5/29/2019	WD	U	I	11	0
GRANTOR: THE SHILOH RIDGE COMP						
GRANTEE: CHRISTOPHER A & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N12 W24 S12 E24$ W26 S28 E70 N28$.

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	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	7.00	7.00	100	2006	2006	3	100	1,680	
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 9,880

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/08/2015 BY TW Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 09/30/2025 BY SYS