

BEG NW COR OF SEC, RUN E 659.2 F
FT, W 658.92 FT, N 664.76 FT TO
7 SHILOH FARMS S/D UNREC).

WHEELER BRANDON L
21454 S US HWY 441
HIGH SPRINGS, FL 32643

2026

24-7S-16-04311-107



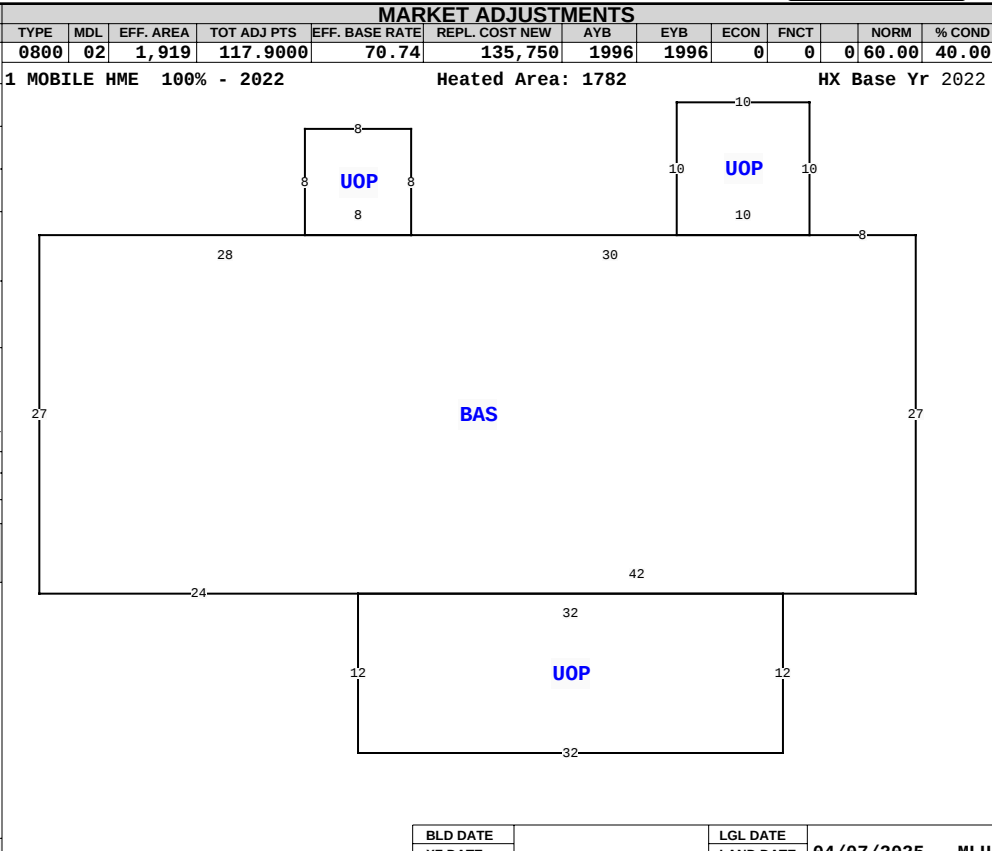
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	50,424
UOP	64	25		16	453
UOP	100	25		25	708
UOP	384	25		96	2,716
TOTALS	2,330			1,919	54,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.85
2	0000	C	VAC RES	100		00	0.00	0.00	9.00



374 SW PRINCETON CT, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/07/2025 MLU									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		54,300	
TOTAL MARKET OB/XF VALUE		10,400	
TOTAL LAND VALUE - MARKET		103,075	
TOTAL MARKET VALUE		167,775	
SOH/AGL Deduction		52,373	
ASSESSED VALUE		115,402	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		64,680	
TOTAL JUST VALUE		167,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1333/0241	3/15/2017	WD	Q	I	01	84,700	
GRANTOR: BCM CAPITAL LLC							
GRANTEE: BRANDON L WHEELER							
1317/0211	5/06/2016	WD	U	I	12	43,500	
GRANTOR: US BANK NA							
GRANTEE: BCM CAPITAL LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W8 UOP= N10 W10 S10 E10\$ W30 UOP= N8 W8 S8 E8\$ W28 S27 E24 UOP= S12 E32 N12 W32\$ E42 N27\$.									