

BEG NW COR OF SW1/4 OF NE1/4, RU TO W R/W SCL RR, SE ALONG R/W 44 497.31 FT, NW 495.46 FT TO W LIN

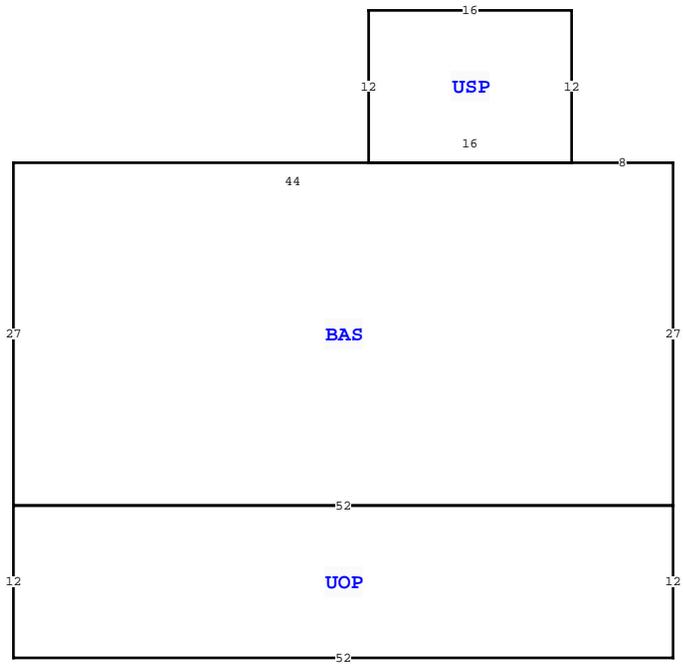
DOUGLASS LLOYD C ESTATE  
261 SW SHILOH ST  
FORT WHITE, FL 32038

**2026**

13-7S-16-04197-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	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
BAS	1,404	100	
UOP	624	25	
USP	192	35	
TOTALS	2,220		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	1,627	113.3000	106.50	173,276	2012	2012	0	0	29.00	71.00		
1 MANUF 1 0% - 0													
Heated Area: 1404 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			123,026	
TOTAL MARKET OB/XF VALUE			16,500	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			204,526	
SOH/AGL Deduction			24,510	
ASSESSED VALUE			180,016	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			180,016	
TOTAL JUST VALUE			204,526	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			194,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29985	M H	375	03/08/2012
16004	M H	75	09/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1640	3/09/2024	WD	Q	I	01	63,800
GRANTOR: WILSON SHANNA N						
GRANTEE: WILSON SHANNA N						
1402/1092	12/30/2019	WD	Q	I	01	139,000
GRANTOR: STEPHEN LLOYD DOUGLAS						
GRANTEE: SHANNA N WILSON & J						

EXTRA FEATURES																	
L N	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	0255	MBL HOME S	0	0	70	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														16,500										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

BUILDING NOTES													
BAS= W8 USP= N12 W16 S12 E16\$ W44 S27 UOP= S12 E52 N12 W52\$ E52 N27\$.													

BUILDING DIMENSIONS													
BAS= W8 USP= N12 W16 S12 E16\$ W44 S27 UOP= S12 E52 N12 W52\$ E52 N27\$.													

REVIEW DATE 07/06/2015 BY TW																													
Total Acres: 5.00						Total Land Value: 65,000						Market: 0						Agricultural: 0						Common: 65,000					