COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, CONT S 760.83 FT, E 221
DEG 198 FT, N 343.39 FT, NW 53 D

WAGNER MATTHEW A
275 SW SHILOH ST
FORT WHITE, FL 32038

2027

13-7S-16-04197-002

BUILDING CHARACTERISTICS

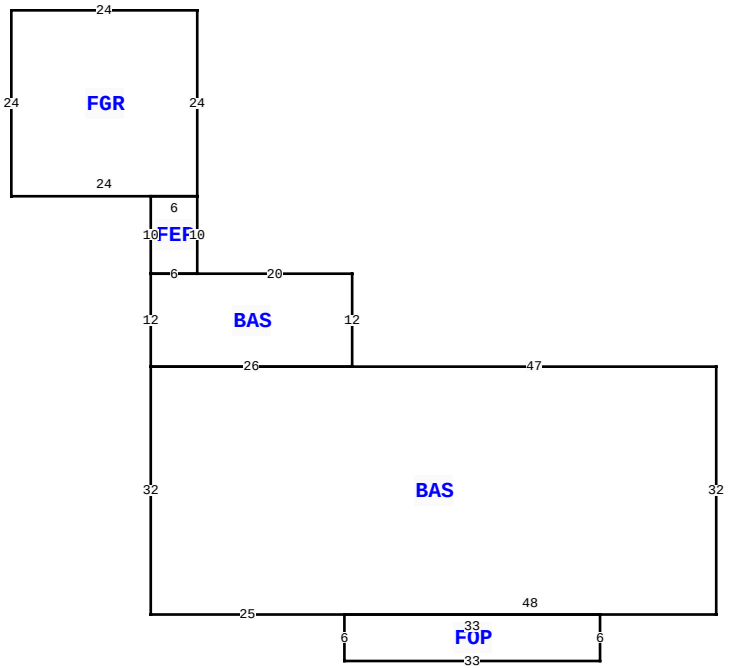
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	312	100		312	23,630
BAS	2,336	100		2,336	176,924
FEP	60	80		48	3,635
FGR	576	55		317	24,009
FOP	198	30		59	4,469
TOTALS	3,482			3,072	232,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,072	105.9250	116.52	357,949	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2648 HX Base Yr 2022



275 SW SHILOH ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,667
TOTAL MARKET OB/XF VALUE		12,806
TOTAL LAND VALUE - MARKET		67,730
TOTAL MARKET VALUE		313,203
SOH/AGL Deduction		50,273
ASSESSED VALUE		262,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,519
TOTAL JUST VALUE		313,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043175	Electrical Servic	0	11/16/2021
26951	MAINT/ALTR	25	04/24/2008
20668	ADDN SFR	84	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/959	6/16/2021	WD	Q	I	01	290,000

GRANTOR: PATTERSON ROBERT T

GRANTEE: WAGNER MATTHEW A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 BAS= N12 W20 FEP= N10 FGR= N24 W24 S24 E24$ W6 S10 E6$ W6 S12 E26 $ W26 S32 E25 FOP= S6 E33 N6 W33$ E48 N32$.

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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0166	CONC,PAVMT	0	100	0	0	428.00	UT	2.00	2.00	100	2003	2003	3	100	856	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 12,806

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	0100	C	SFR	100		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,730							

REVIEW DATE 12/28/2021 BY JB Total Acres: 5.21 Total Land Value: 67,730 Market: 0 Agricultural: 0 Common: 67,730 PRINTED 11/17/2026 BY SYS