

COMM AT NW COR OF NW1/4 OF SW1/4
FOR POB CONT E 382.98 FT, S 593.
FT, N 593.57 FT TO POB.

MULLER KELSEY/RAINES BRYAN
712 SW SHILOH ST
FORT WHITE, FL 32038

2026

13-7S-16-04203-017

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 Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	0	0	100
Units		0	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	1,944	100	2026
TOTALS	1,944		2026

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0203	02	1,944	113.5000	113.50	220,644	2024	2024	0	0	2.00	98.00	
3 MANUF 3 0% - 2026			Heated Area: 1944			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>												
<div style="display: flex; justify-content: space-between;"> 72 27 </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,231
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			60,957
TOTAL MARKET VALUE			284,288
SOH/AGL Deduction			0
ASSESSED VALUE			284,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			284,288
TOTAL JUST VALUE			284,288
NCON VALUE			216,231
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049601	Mobile Home		04/11/2024
28399	M H	375	03/04/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/324	12/08/2025	WD	Q	I	01	325,000
GRANTOR: CURRAN JUSTIN LEE						
GRANTEE: MULLER KELSEY						
1485/587	2/20/2023	QC	U	I	11	100
GRANTOR: CURRAN CRYSTAL L NORT						
GRANTEE: CURRAN JUSTIN LEE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF													7,100											
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	0700	C	MISC RES	0			0.00	0.00	5.21	AC		1.00	1.00	0.90	13,000.00	11,700.00	60,957							

BUILDING NOTES	
712 SW SHILOH ST, FORT WHITE	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=40,40] N27 E72 S27 W72 \$	