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

2027

13-7S-16-04203-017

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	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

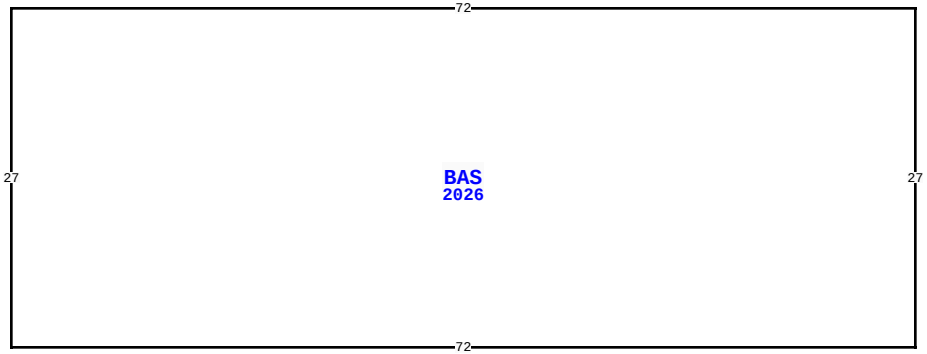
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2026	1,944	214,059
TOTALS	1,944			1,944	214,059

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	112.36	218,428	2024	2024	0	0	0	2.00	98.00

3 MANUF 3 0% - 2026 Heated Area: 1944 HX Base Yr



712 SW SHILOH ST, FORT WHITE

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,059
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	60,957
TOTAL MARKET VALUE	282,116
SOH/AGL Deduction	0
ASSESSED VALUE	282,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,116
TOTAL JUST VALUE	282,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,288

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,40] N27 E72 S27 W72 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	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							

REVIEW DATE 02/12/2026 BY TP Total Acres: 5.21 Total Land Value: 60,957 Market: 0 Agricultural: 0 Common: 60,957 PRINTED 11/17/2026 BY SYS