COMM SE COR OF SW1/4 OF NW1/4, R
FOR POB, CONT W 221.72 FT, N 994
222.50 FT, S 994.46 FT TO POB. (

BENOIT GEORGE/BENOIT VIRGINIA
669 SW SHILOH ST
FORT WHITE, FL 32038

2027

13-7S-16-04208-003

BUILDING CHARACTERISTICS

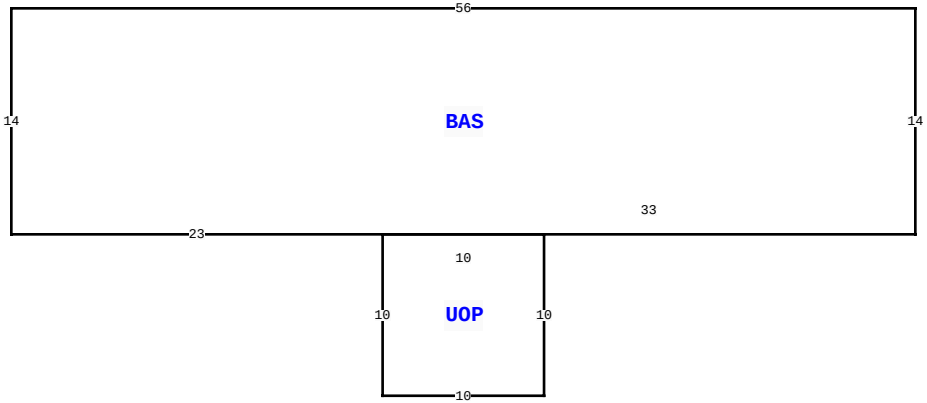
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		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	784	100		784	20,886
UOP	100	25		25	666
TOTALS	884			809	21,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	809	111.0000	66.60	53,879	1977	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr



669 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,552
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	61,100
TOTAL MARKET VALUE	89,652
SOH/AGL Deduction	10,575
ASSESSED VALUE	79,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,077
TOTAL JUST VALUE	89,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,739

SALE:2:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9261	M H	125	01/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1250	3/04/2026	WD	Q	I	01	135,000
GRANTOR: ANDERSON CHARLES						
GRANTEE: BENOIT GEORGE						
1450/1770	10/15/2021	WD	Q	I	01	60,000
GRANTOR: MARTIN H E						
GRANTEE: ANDERSON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E23 UOP= S10 E10 N10 W10$ E33 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,100							

REVIEW DATE 07/10/2026 BY TP Total Acres: 4.70 Total Land Value: 61,100 Market: 0 Agricultural: 0 Common: 61,100 PRINTED 11/17/2026 BY SYS