

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

2026

13-7S-16-04208-003
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ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	04		PLYWOOD 100
Interior Floor	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	SUBAREA MARKET VALUE
BAS	784	100	18,063
UOP	100	25	576
TOTALS	884		18,639

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	809	96.0000	57.60	46,598	1985	1995	0	0	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	18,639		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	61,100		
TOTAL MARKET VALUE	86,739		
SOH/AGL Deduction	14,851		
ASSESSED VALUE	71,888		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	71,888		
TOTAL JUST VALUE	86,739		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	72,639		
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						

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

BUILDING NOTES	
669 SW SHILOH ST, FORT WHITE	

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

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							