COMM SE COR OF SEC, RUN W
642.77 FT, N 2004.67 FT FOR
POB, CONT N 687.60 FT TO S R/W

DRANE JAMES R/DRANE JOAN M
2056 SW SHILOH ST
FT WHITE, FL 32038

2027

15-7S-16-04226-121

BUILDING CHARACTERISTICS

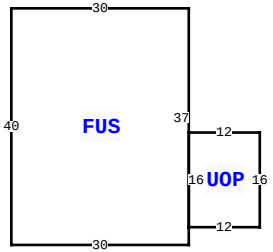
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

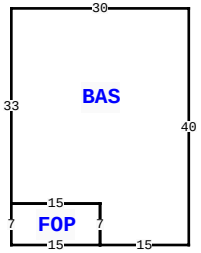
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100		1,095	65,091
FOP	105	30		32	1,902
FUS	1,200	100		1,200	71,333
UOP	192	20		38	2,259
TOTALS	2,592			2,365	140,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,365	114.9750	108.08	255,609	2007	2007	0	0	0	45.00	55.00

2 MODULAR 1 50% - 2007 Heated Area: 2295 HX Base Yr 2007





2056 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	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	19,000.00	19,000.00	100	2027	2026		100	19,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,585
TOTAL MARKET OB/XF VALUE		26,000
TOTAL LAND VALUE - MARKET		113,300
TOTAL MARKET VALUE		279,885
SOH/AGL Deduction		40,410
ASSESSED VALUE		239,475
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		188,064
TOTAL JUST VALUE		279,885
NCON VALUE		19,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26147	SFR	275	08/20/2007
14041	M H	125	05/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/0134	7/31/2007	WD	Q	I	01	100
GRANTOR: JAMES DRANE						
GRANTEE: JAMES DRANE & JOAN						
0858/0137	5/01/1998	WD	Q	V		26,000
GRANTOR: SHILOH RIDGE CO						
GRANTEE: JAMES DRANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S33 FOP= S7 E15 N7 W15$ E15 S7 E15 N40$ PTR= N30
FUS= N3 UOP= E12 N16 W12 S16$ N37 W30 S40 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 26,000

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	50		A-1	0.00	0.00	10.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,300							

REVIEW DATE 08/26/2026 BY NH Total Acres: 10.30 Total Land Value: 113,300 Market: 0 Agricultural: 0 Common: 113,300 PRINTED 11/17/2026 BY SYS