

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

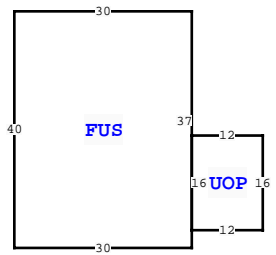
DRANE JAMES R/DRANE JOAN M  
2056 SW SHILOH ST  
FT WHITE, FL 32038

**2026**

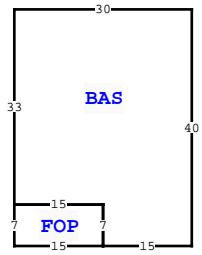
15-7S-16-04226-121  


BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 50
Interior Floor	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 Units	05 CONV 100 0 100

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	45.00	55.00	
2 MODULAR 1 50% - 2007			Heated Area: 2295			HX Base Yr 2007						



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



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	140,585			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	113,300			
TOTAL MARKET VALUE	260,885			
SOH/AGL Deduction	46,470			
ASSESSED VALUE	214,415			
TOTAL EXEMPTION VALUE	HA HAB	51,411		
BASE TAXABLE VALUE	163,004			
TOTAL JUST VALUE	260,885			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	249,949			

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						

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	50	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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

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