BEG SW COR OF NW1/4, RUN N 661.4
E 659.08 FT, S 661.69 FT, W 659.
TO POB. (AKA LOT 56 SHILOH RIDGE

BLACK CAROL J
769 SW CUMBERLAND ST
FORT WHITE, FL 32038

2027

15-7S-16-04226-156

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

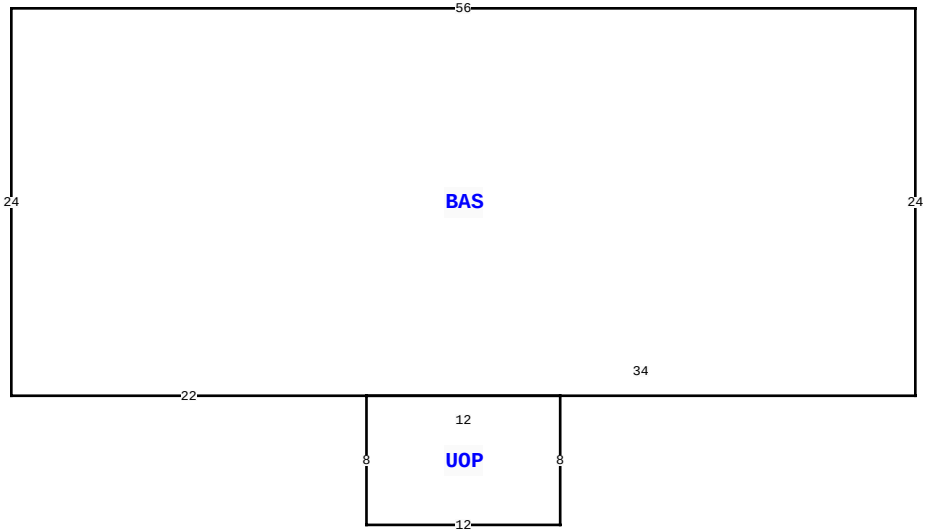
NEIGHBORHOOD/LOC 15716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	71,710
UOP	96	25		24	1,280
TOTALS	1,440			1,368	72,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,368	104.3100	97.01	132,710	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1344 HX Base Yr 2006



769 SW CUMBERLAND ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,990
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		96,199
SOH/AGL Deduction		49,757
ASSESSED VALUE		46,442
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,442
TOTAL JUST VALUE		191,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054312	Roof Replacement	6,800	10/23/2025
17623	M H	125	11/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/1168	3/08/2005	WD	U	I	08	75,000
GRANTOR: H A BUIE SR						
GRANTEE: CAROL J BLACK						
1031/2599	11/04/2004	QC	Q	I	01	73,500
GRANTOR: BECKHAM						
GRANTEE: H A BUIE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E22 UOP= S8 E12 N8 W12$ E34 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 08/31/2026 BY NH Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/17/2026 BY SYS