

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

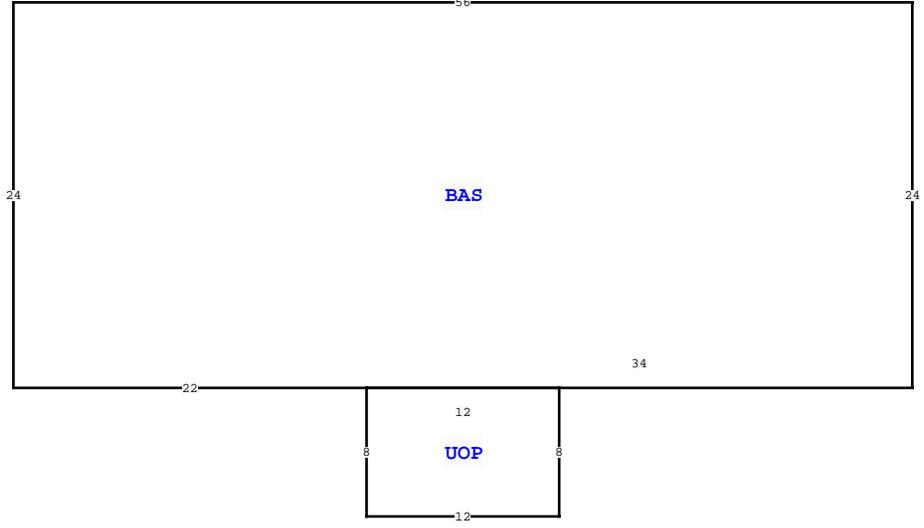
2026

15-7S-16-04226-156



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
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	72,478
UOP	96	25		24	1,294
TOTALS	1,440			1,368	73,773

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	98.05	134,132	2001	2001	0	0	45.00	55.00
1 MANUF 1 100% - 2006 Heated Area: 1344 HX Base Yr 2006											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,773	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		96,982	
SOH/AGL Deduction		51,776	
ASSESSED VALUE		45,206	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		20,206	
TOTAL JUST VALUE		192,083	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,796	

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						

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

TOTAL OB/XF												8,200				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												8,200				
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	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											