NW1/4 OF NE1/4 OF SE1/4.
(AKA LOT 66 SHILOH RIDGE S/D UNR

KARCHER MICHAEL BRUCE
PO BOX 193
FORT WHITE, FL 32038

2027

16-7S-16-04226-166

BUILDING CHARACTERISTICS

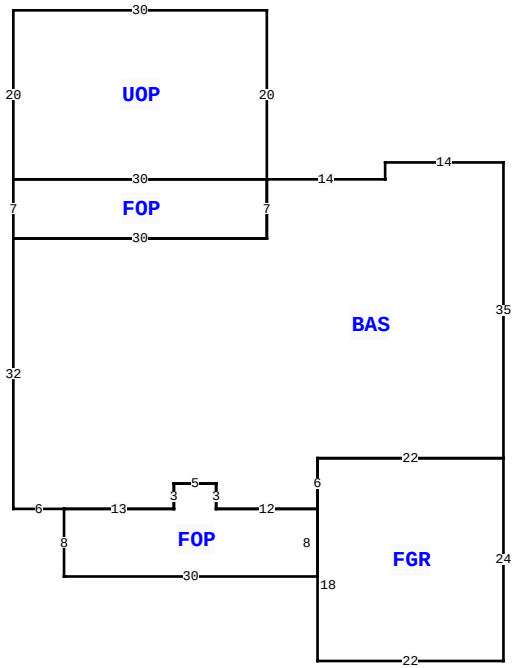
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,933	100		1,933	239,550
FGR	528	55		290	35,939
FOP	210	30		63	7,807
FOP	255	30		76	9,419
UOP	600	20		120	14,872
TOTALS	3,526			2,482	307,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	137.3900	151.13	375,105	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1933 HX Base Yr 2008



1096 SW CUMBERLAND 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	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
2	0166	CONC,PAVMT	0	100	0	0	792.00	UT	3.00	3.00	100	2007	2007	3	100	2,376	
3	0296	SHED METAL	0	100	0	0	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,586
TOTAL MARKET OB/XF VALUE		7,848
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		425,434
SOH/AGL Deduction		165,867
ASSESSED VALUE		259,567
TOTAL EXEMPTION VALUE	HX HB WR SX	106,411
BASE TAXABLE VALUE		153,156
TOTAL JUST VALUE		425,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055460	Generator		04/10/2026
25228	SFR	552	11/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/2729	5/01/2005	WD	U	V	08	45,000
GRANTOR: SHILOH RIDGE						
GRANTEE: MICHAEL BRUCE & EDI						
1042/1321	3/16/2005	CT	Q	V	01	2,500
GRANTOR: CLERK OF COURT (PERRY						
GRANTEE: SHILOH RIDGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W14 UOP= N20 W30 S20 E30$ FOP= W30 S7 E30 N7$ S7 W30 S32 E6 FOP= S8 E30 N8 W12 N3 W5 S3 W13$ E13 N3 E5 S3 E12 FGR= S18 E22 N24 W22 S6$ N6 E22 N35$.

LAND DESCRIPTION

TOTAL OB/XF 7,848

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	0100	C	SFR	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/16/2007 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS