BEG NW COR OF SEC, RUN E 659.2 F FT, W 658.92 FT, N 664.76 FT TO 7 SHILOH FARMS S/D UNREC).

WHEELER BRANDON L
21454 S US HWY 441
HIGH SPRINGS, FL 32643

2027

24-7S-16-04311-107

BUILDING CHARACTERISTICS

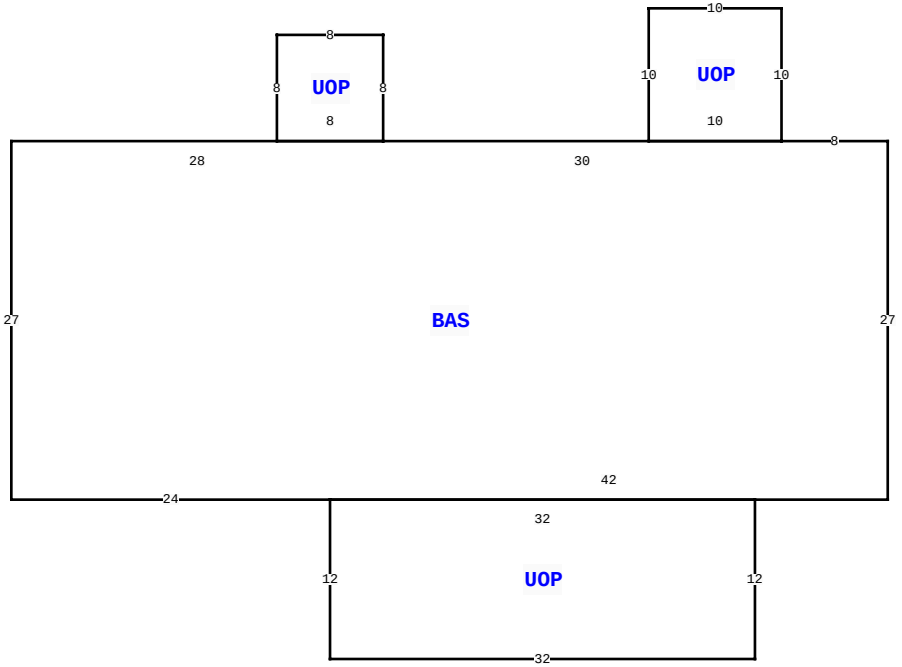
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	50,424
UOP	64	25		16	453
UOP	100	25		25	708
UOP	384	25		96	2,716
TOTALS	2,330			1,919	54,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,919	117.9000	70.74	135,750	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1782 HX Base Yr 2022



374 SW PRINCETON CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,300
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	119,350
TOTAL MARKET VALUE	184,050
SOH/AGL Deduction	65,532
ASSESSED VALUE	118,518
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,107
TOTAL JUST VALUE	184,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0241	3/15/2017	WD	Q	I	01	84,700
GRANTOR: BCM CAPITAL LLC						
GRANTEE: BRANDON L WHEELER						
1317/0211	5/06/2016	WD	U	I	12	43,500
GRANTOR: US BANK NA						
GRANTEE: BCM CAPITAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N10 W10 S10 E10$ W30 UOP= N8 W8 S8 E8$ W28 S27 E24 UOP= S12 E32 N12 W32$ E42 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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		A-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	11,000.00	11,000.00	20,350							
2	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 10.85 Total Land Value: 119,350 Market: 0 Agricultural: 0 Common: 119,350 PRINTED 11/17/2026 BY SYS