

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

2026

24-7S-16-04311-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,782	100	
UOP	64	25	
UOP	100	25	
UOP	384	25	
TOTALS	2,330		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2022									
				Heated Area: 1782				HX Base Yr	2022			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			68,984
ASSESSED VALUE			115,066
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			63,655
TOTAL JUST VALUE			184,050
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,775

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						

EXTRA FEATURES		374 SW PRINCETON CT, FORT WHITE															
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	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

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								