LOT 51 CARDINAL FARMS UNREC: COM
11 & RUN W 5311.34 FT TO SW COR,
FT, W 60.18 FT TO POB, W 549.33

BRYAN H D/BRYAN J V
P O BOX 256
HIGH SPRINGS, FL 32655-0256

**2026**

**10-6S-16-03815-151**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Quality | 05 | 05 |

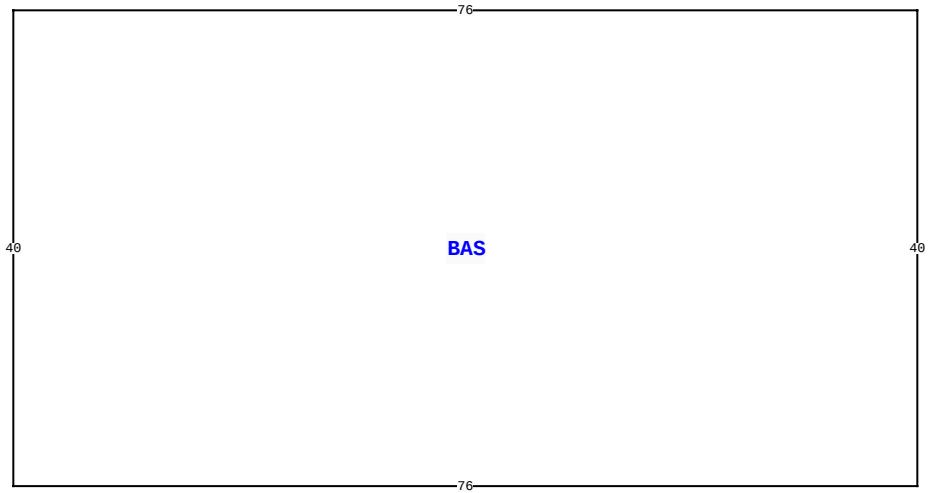
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 11616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,040 | 100 | | 3,040 | 269,247 |
| TOTALS | 3,040 | | | 3,040 | 269,247 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 3,040 | 114.9000 | 108.01 | 328,350 | 2016 | 2016 | 0 | 0 | 0 | 18.00 | 82.00 |

2 MANUF 1 100% - 2021 Heated Area: 3040 HX Base Yr 2021




1162 SW SKYLINE LOOP, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,247 |
| TOTAL MARKET OB/XF VALUE | | 13,946 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 295,308 |
| SOH/AGL Deduction | | 177,155 |
| ASSESSED VALUE | | 118,153 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 17,431 |
| TOTAL JUST VALUE | | 378,288 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,855 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34210 | M H | 533 | 07/05/2016 |
| 22389 | SFR | 1,235 | 10/15/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1325/2333 | 7/01/2016 | QC | U | I | 11 | 100 |
| GRANTOR: B & B ENTERPRISING PR | | | | | | |
| GRANTEE: H BRYAN | | | | | | |
| 1380/1418 | 5/13/2016 | TR | U | I | 11 | 100 |
| GRANTOR: H D BRYAN & J V BRYAN | | | | | | |
| GRANTEE: H D BRYAN & J V BRY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W76 S40 E76 N40$.

### 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,873.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 5,746 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 3 | 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 13,946

| 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 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,595 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 85,500 | | | | | | | |

REVIEW DATE 11/28/2016 BY JS Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 10/01/2025 BY SYS