LOT 23 CARDINAL FARMS UNREC:
COMM AT THE SE COR OF SEC.
RUN W 3266.86 FT, N 22 DEG E

WELLS BETTY ANNE
745 SW SKYLINE LOOP
FORT WHITE, FL 32038

2026

11-6S-16-03815-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

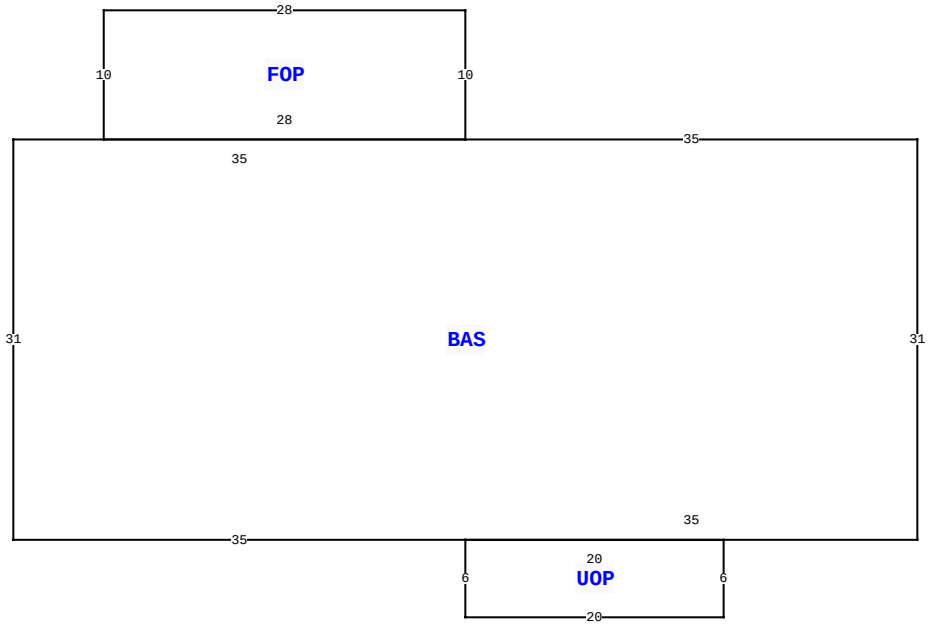
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	190,520
FOP	280	35		98	8,604
UOP	120	25		30	2,634
TOTALS	2,570			2,298	201,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,298	113.9000	107.07	246,047	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2170 HX Base Yr 2017



745 SW SKYLINE LOOP, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,759
TOTAL MARKET OB/XF VALUE		13,150
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		310,004
SOH/AGL Deduction		157,781
ASSESSED VALUE		152,223
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		46,501
TOTAL JUST VALUE		310,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34341	ADDN SFR	150	08/11/2016
34195	M H	43	06/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0976	5/28/2015	WD	Q	V	01	42,000
GRANTOR: JOSEPH A ZEYEN & MIND						
GRANTEE: BETTY ANNE WELLS						
1295/0974	7/10/2013	WD	Q	V	01	45,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOSEPH A ZEYEN & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N10 W28 S10 E28$ W35 S31 E35 UOP= S6 E20 N6 W20$ E35 N31$.

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	0031	BARN,MT AE	0	100	24	25	600.00	UT	9.00	9.00	100	2016	2016	3	100	5,400	
2	0251	LEAN TO W/	0	100	12	25	300.00	UT	2.50	2.50	100	2016	2016	3	100	750	
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 13,150

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 10/05/2016 BY JS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2025 BY SYS