LOT 58 CARDINAL FARMS UNREC:
COMM AT SE COR OF SEC 11, RUN W
1995.16 FT, W 60.18 FT, N 642.99

WHITTAKER RONDA/DOLEZAL DAVID
247 SW HILLTOP TER
FORT WHITE, FL 32038

2026

11-6S-16-03815-158

BUILDING CHARACTERISTICS

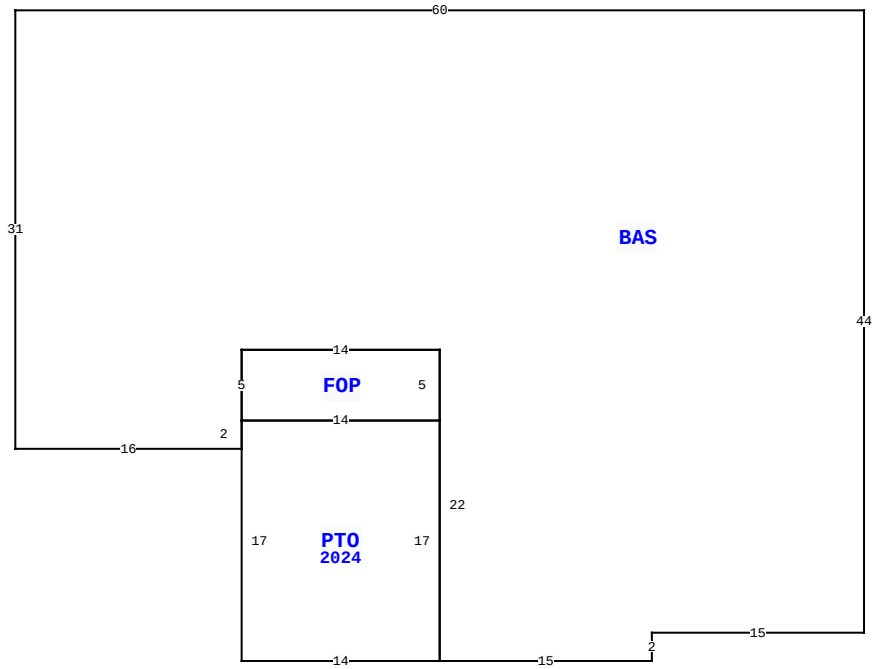
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	2,182	100		2,182	202,772
FOP	70	30		21	1,952
PTO	238	5	2024	12	1,115
TOTALS	2,490			2,215	205,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,215	111.0000	102.12	226,196	2010	2020	0	0	0	9.00	91.00

1 MODULAR 1 100% - 2024 Heated Area: 2182 HX Base Yr 2024



247 SW HILLTOP TER, 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		205,838
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		232,583
SOH/AGL Deduction		150,910
ASSESSED VALUE		81,673
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		25,951
TOTAL JUST VALUE		301,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28928	SFR	450	10/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1823	11/08/2023	WD	Q	I	01	350,000
GRANTOR: ROBBINS SHANE T						
GRANTEE: WHITTAKER RONDA						
1278/0507	7/24/2014	QC	U	V	11	100
GRANTOR: TIFFANY ANNE FRENCH						
GRANTEE: SHANE THOMAS ROBBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E16 N2 N5 E14 S22 E15 N2 E15 N44 $
FOP=[ORIG=-44,29] E14 N5 W14 S5 $
PTO=[YR=2024;ORIG=-30,29] S17 W14 N17 E14 $
.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	9,500.00	9,500.00	23,845							
2	6200	A	PASTURE 3	100					7.50	AC		1.00	1.00	1.00	280.00	280.00	2,100							
3	9910	M	MKT.VAL.AG	100					7.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	71,250							

REVIEW DATE 11/15/2023 BY TP Total Acres: 10.01 Total Land Value: 25,945 Market: 71,250 Agricultural: 2,100 Common: 23,845 PRINTED 11/18/2025 BY SYS