

LOT 60 CARDINAL FARMS UNREC:
COMM AT SE COR OF SEC 11, W 5311
SEC 11, N 1995.16 FT, W 60.18 FT

REEVES JOHNNIE PATRICK/REEVES BETTY SHARON ANN
417 SW HILLTOP TER
FORT WHITE, FL 32038

2026

11-6S-16-03815-160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	110,667
BAS	1,760	100		1,760	211,711
FGR	648	55		356	42,823
FOP	55	30		16	1,925
FOP	294	30		88	10,585
TOTALS	3,677			3,140	377,711

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	712.00	UT	2.00	2.00	
2	0260	PAVEMENT-A	0	100	12	272	3,264.00	UT	1.30	1.30	
3	0031	BARN, MT AE	0	100	25	25	625.00	UT	9.00	9.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,140	128.6208	144.06	452,348	2014	2014	0	0	0 16.50	83.50
1 SINGLE FAM 100% - 2015 Heated Area: 2680 HX Base Yr 2015											
417 SW HILLTOP TER, FORT WHITE											

TOTAL OB/XF											
11,492											
417 SW HILLTOP TER, FORT WHITE											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		377,711	
TOTAL MARKET OB/XF VALUE		11,492	
TOTAL LAND VALUE - MARKET		80,831	
TOTAL MARKET VALUE		470,034	
SOH/AGL Deduction		154,846	
ASSESSED VALUE		315,188	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		264,466	
TOTAL JUST VALUE		470,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31512	SFR	999	10/10/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/674	9/02/2025	LE U	I	14		100	
GRANTOR: REEVES JOHNNIE PATRIC							
GRANTEE: REEVES BENJAMIN PAT							
1230/0720	2/13/2012	WD Q	V	01		43,000	
GRANTOR: SUBRANDY LIMITED PART							
GRANTEE: JOHNNIE P & BETTY S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 FOP= N14 W21 S14 E21\$ W27 FGR= W27 S24 E27 N24\$ S44E17 FOP= S5 E11 N5 W11\$ E23 N44\$ PTR= N30 BAS= N23 W40 S23 E40\$ S30\$.											