LOT 65 CARDINAL FARMS UNREC: COM
RUN W 5311.34 FT TO SW COR, N 19
E 1413.78 FT TO POB, THENCE N 67

ORO RUBEN D/ORO JOANNE M
776 SW SKYLINE LP
FORT WHITE, FL 32038

2026

11-6S-16-03815-165

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

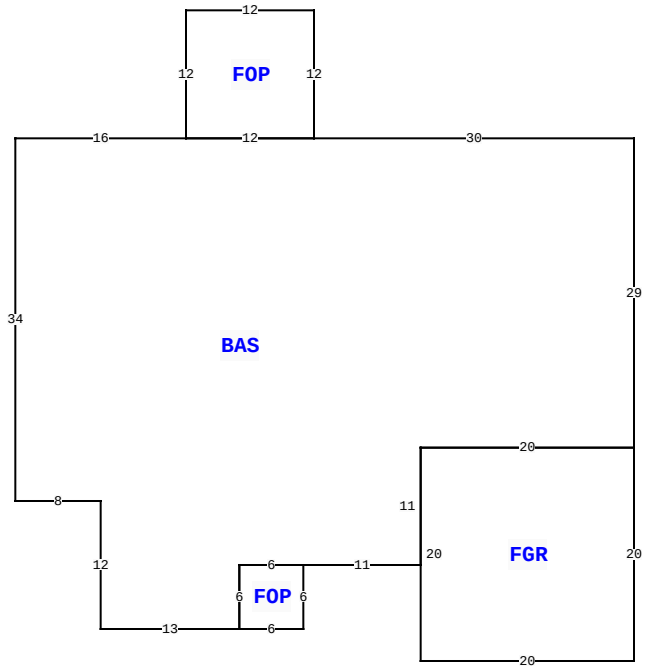
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,130	100		2,130	272,176
FGR	400	55		220	28,112
FOP	36	30		11	1,405
FOP	144	30		43	5,495
TOTALS	2,710			2,404	307,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	116.4240	130.39	313,458	2021	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2130 HX Base Yr 2025



776 SW SKYLINE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	01/31/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,189
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		323,609
SOH/AGL Deduction		0
ASSESSED VALUE		323,609
TOTAL EXEMPTION VALUE	HX HB 13	323,609
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		404,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041284	SFR		02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1833	8/05/2025	WD	Q	I	01	520,000
GRANTOR: MALONEY DONIA						
GRANTEE: ORO RUBEN D						
1505/2563	12/21/2023	WD	Q	I	01	480,000
GRANTOR: JOHNSON FAMILY REVOCA						
GRANTEE: MALONEY DONIA						

BUILDING NOTES

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W30 W12 W16 S34 E8 S12 E13 N6 E6 E11 N11 E20 N29 $
FOP=[ORIG=38,-2] E12 S12 W12 N12 $
FOP=[ORIG=43,50] E6 S6 W6 N6 $
FGR=[ORIG=60,39] E20 S20 W20 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,970							
2	6200	A	PASTURE 3	0					8.75	AC		1.00	1.00	1.00	280.00	280.00	2,450							
3	9910	M	MKT.VAL.AG	0					8.75	AC		1.00	1.00	1.00	9,500.00	9,500.00	83,125							

REVIEW DATE 11/13/2025 BY TP Total Acres: 10.01 Total Land Value: 14,420 Market: 83,125 Agricultural: 2,450 Common: 11,970 PRINTED 11/18/2025 BY SYS