LOT 67 CARDINAL FARMS UNREC:
COMM SE COR & RUN W 5311.34 FT
TO SW COR, N 1995.16 FT, W 60.

MATTHEWS MARCUS J/MATTHEWS REBECCA J
464 SW SKYLINE LP
FORT WHITE, FL 32038

2026

11-6S-16-03815-167

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

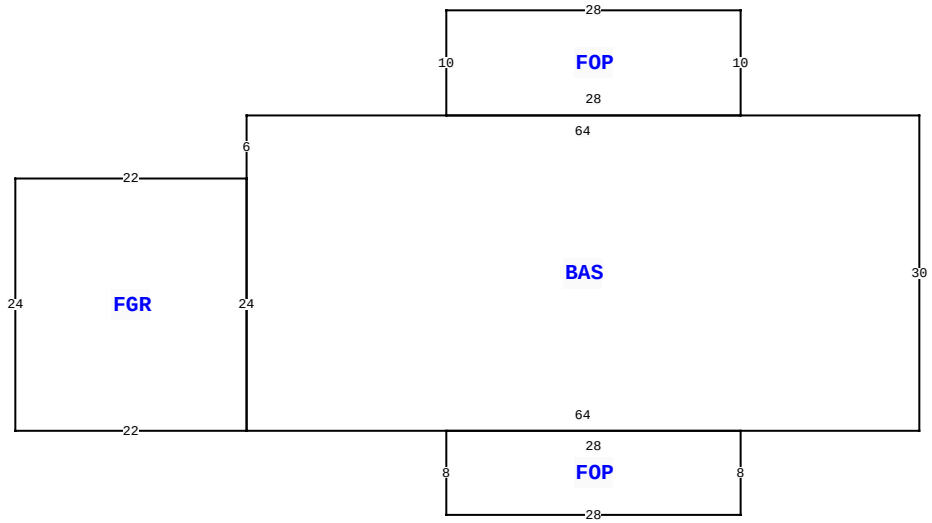
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,920	100		1,920	247,608
FGR	528	55		290	37,400
FOP	224	30		67	8,640
FOP	280	30		84	10,833
TOTALS	2,952			2,361	304,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	121.2015	135.75	320,506	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021



464 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		304,481
TOTAL MARKET OB/XF VALUE		52,155
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		385,629
SOH/AGL Deduction		89,833
ASSESSED VALUE		295,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,074
TOTAL JUST VALUE		451,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041152	POOL ENCL		01/13/2021
40569	POOL	0	09/22/2020
40146	SFR	0	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1176	1/15/2020	WD	Q	V	03	50,000
GRANTOR: RONDA HALL						
GRANTEE: MARCUS J MATTHEWS &						
1385/0010	5/17/2019	WD	Q	V	01	46,500
GRANTOR: ALBERTO & AMERICA SAR						
GRANTEE: RONDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=46,8] E64 S30 W64 N24 N6 $
FGR=[ORIG=24,14] E22 S24 W22 N24 $
FOP=[ORIG=65,-2] E28 S10 W28 N10 $
FOP=[ORIG=65,38] E28 S8 W28 N8 $
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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	780.00	UT	2.25	2.25	100	2021	2020		100	1,755	
2	0280	POOL R/CON	0	100	0	0	540.00	UT	33.00	33.00	100	2021	2020		91	16,216	
3	0282	POOL ENCL	0	100	44	27	1,188.00	UT	9.00	9.00	100	2021	2020		70	7,484	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0060	CARPORT F	0	100	40	20	800.00	UT	3.50	3.50	100	2021	2020		100	2,800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
8	0210	GARAGE U	0	100	44	25	1,100.00	UT	16.00	16.00	100	2021	2020		100	17,600	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

LAND DESCRIPTION

TOTAL OB/XF 52,155

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	2.71	AC		1.00	1.00	1.00	9,500.00	9,500.00	25,745							
2	5500	A	TIMBER 2	100					7.30	AC		1.00	1.00	1.00	445.00	445.00	3,248							
3	9910	M	MKT.VAL.AG	100					7.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	69,350							

REVIEW DATE 01/31/2023 BY SPF Total Acres: 10.01 Total Land Value: 28,993 Market: 69,350 Agricultural: 3,248 Common: 25,745 PRINTED 10/02/2025 BY SYS