LOT 51 CARDINAL FARMS UNREC: COM
11 & RUN W 5311.34 FT TO SW COR,
FT, W 60.18 FT TO POB, W 549.33

BRYAN H D/BRYAN J V
P O BOX 256
HIGH SPRINGS, FL 32655-0256

2027

10-6S-16-03815-151

BUILDING CHARACTERISTICS

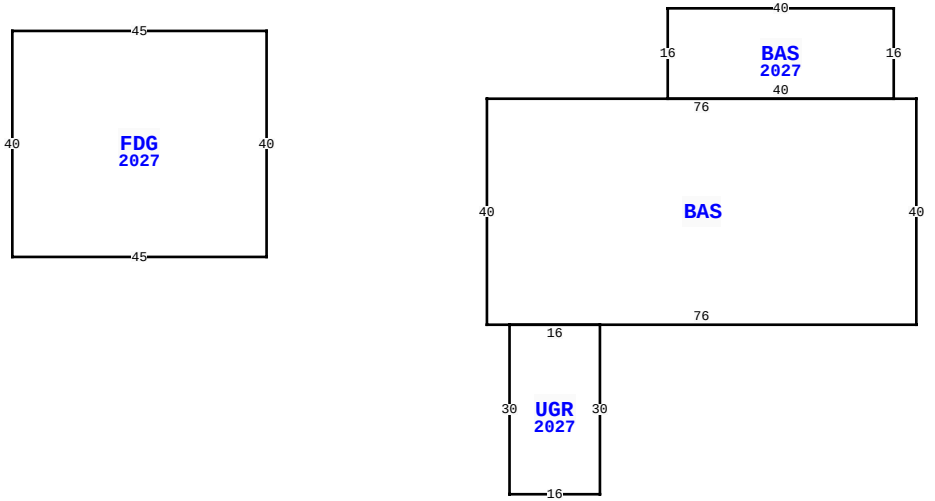
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	3,040	100		3,040	266,380
BAS	640	100	2027	640	56,080
FDG	1,800	75	2027	1,350	118,294
UGR	480	45	2027	216	18,927
TOTALS	5,960			5,246	459,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	5,246	114.9000	106.86	560,588	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 100% - 2021 Heated Area: 3680 HX Base Yr 2021



1162 SW SKYLINE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	2,873.00	UT	2.00	2.00	100	2005	2005	3	100	5,746	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	100	24	40	1.00	UT	14,400.00	14,400.00	100	2027	2026		100	14,400	
5	0252	LEAN-TO W/	0	100	12	40	1.00	UT	2,400.00	2,400.00	100	2027	2026		100	2,400	
6	0296	SHED METAL	0	100	10	20	1.00	UT	3,600.00	3,600.00	100	2027	2026		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	459,682
TOTAL MARKET OB/XF VALUE	34,346
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	507,658
SOH/AGL Deduction	172,681
ASSESSED VALUE	334,977
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	233,566
TOTAL JUST VALUE	604,138
NCON VALUE	213,702
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34210	M H	533	07/05/2016
22389	SFR	1,235	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/2333	7/01/2016	QC	U	I	11	100
GRANTOR: B & B ENTERPRISING PR						
GRANTEE: H BRYAN						
1380/1418	5/13/2016	TR	U	I	11	100
GRANTOR: H D BRYAN & J V BRYAN						
GRANTEE: H D BRYAN & J V BRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=1,-1] W76 S40 E76 N40 $
BAS=[YR=2027;ORIG=-43,-17] E40 S16 W40 N16 $
UGR=[YR=2027;ORIG=-71,39] E16 S30 W16 N30 $
FDG=[YR=2027;ORIG=-159,-13] E45 S40 W45 N40 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,346

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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/30/2026 BY KS Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS