

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

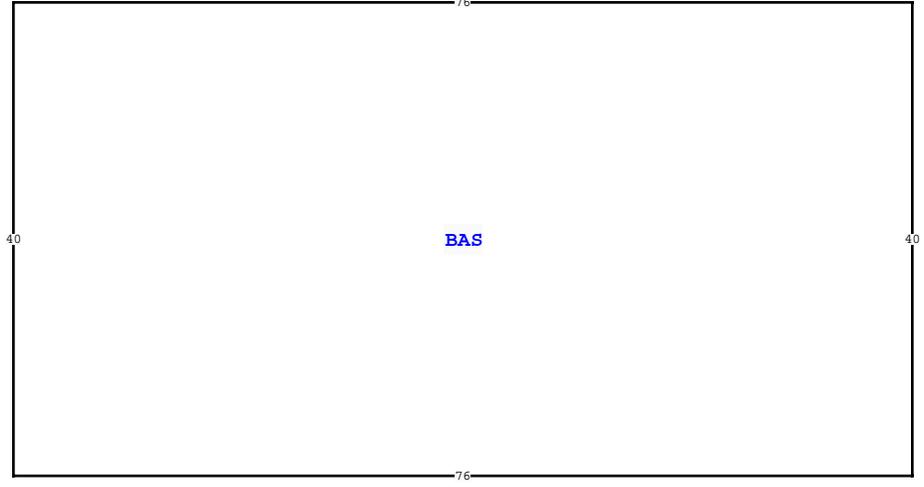
2026

10-6S-16-03815-151



ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floor	14	CARPET	90			
Interior Floor	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 Units	01	CONV	100	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	274,956	
TOTALS	3,040			3,040	274,956	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100% - 2021		335,312	2016	2016	0	0	18.00	82.00	Heated Area: 3040 HX Base Yr 2021	



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VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				274,956
TOTAL MARKET OB/XF VALUE				13,946
TOTAL LAND VALUE - MARKET				110,110
TOTAL MARKET VALUE				302,532
SOH/AGL Deduction				184,716
ASSESSED VALUE				117,816
TOTAL EXEMPTION VALUE	HX HB SX			101,411
BASE TAXABLE VALUE				16,405
TOTAL JUST VALUE				399,012
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				384,855

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							

EXTRA FEATURES																
L N	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	100	2005	2005	3	100	5,746	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														13,946	
1162 SW SKYLINE LOOP, FORT WHITE															
														05/06/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S40 E76 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							