

LOT 17 CARDINAL FARMS UNREC:
 COMM AT THE SE COR RUN W
 3266.86 FT, N 22 DEG E 510.42

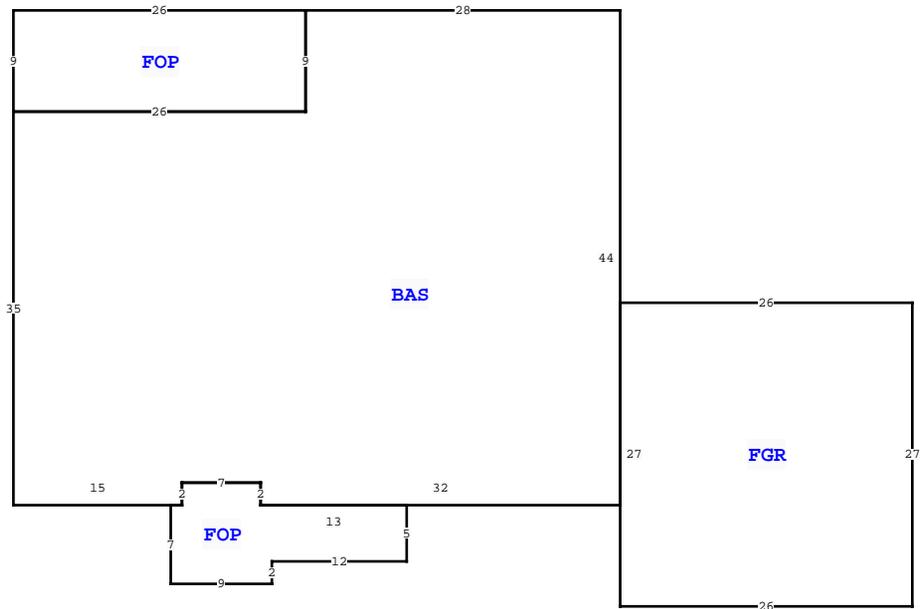
REDDOCH RUSSELL WARE/REDDOCH LOR RUTH
 315 SW STILLVIEW GLN
 FORT WHITE, FL 32038-5921

2026

11-6S-16-03815-117

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,128	100	
FGR	702	55	
FOP	137	30	
FOP	234	30	
TOTALS	3,201		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 2128						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			346,853
TOTAL MARKET OB/XF VALUE			95,115
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			552,078
SOH/AGL Deduction			270,070
ASSESSED VALUE			282,008
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			230,597
TOTAL JUST VALUE			552,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			535,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043074	Storage Building	80,000	11/01/2021
000042195	Screen Enclosure	11,000	06/22/2021
000041683	Swimming Pool and	72,040	04/07/2021
40873	SFR	0	11/10/2020
29461	SFR	330	06/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1873	2/13/2020	WD Q	Q	I	01	90,000
GRANTOR: EUVARGAIN AMPARO AS T						
GRANTEE: RUSSELL WARE & LOR						
1354/1213	2/08/2018	WD U	U	I	11	100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						

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 20 30	600.00	UT	2.25	2.25	100	2010	2010	3	100	1,350	
2	0294	SHED WOOD/	0	100 20 26	520.00	UT	10.00	10.00	100	2014	2014	3	100	5,200	
3	0261	PRCH, UOP	0	100 0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0280	POOL R/CON	0	100 15 30	450.00	UT	70.00	70.00	100	2022	2021		93	29,295	
5	0282	POOL ENCL	0	100 24 41	984.00	UT	15.00	15.00	100	2022	2021		75	11,070	
6	0031	BARN, MT AE	0	100 40 60	2,400.00	UT	20.00	20.00	100	2023	2022		100	48,000	

TOTAL OB/XF												95,115												
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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

BUILDING NOTES											
BAS=[ORIG=212,5] W28 S9 W26 S35 E15 N2 E7 S2 E32 N44 \$ FGR=[ORIG=212,31] E26 S27 W26 N27 \$ FOP=[ORIG=158,5] E26 S9 W26 N9 \$ POP=[ORIG=193,49] W13 N2 W7 S2 W1 S7 E9 N2 E12 N5 \$											

REVIEW DATE 04/28/2026 BY ks																								
Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				