

LOT 22 CARDINAL FARMS UNREC:  
 COMM SE COR OF SEC 11 & RUN  
 W 3266.86 FT, RUN N 22 DG E

FABIAN HENRY E/FABIAN JENNIFER LYNN  
 635 SW SKYLINE LP  
 FORT WHITE, FL 32038

2026

11-6S-16-03815-122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,768	100
TOTALS	1,768	149,547

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	100% - 2016		189,300	2015	2015	0	0	21.00	79.00	Heated Area: 1768 HX Base Yr 2016													
<div style="border: 1px solid black; width: 400px; height: 200px; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">68</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">68</span> <span style="position: absolute; left: -20px; top: 50%; transform: translate(-50%, 50%);">26</span> <span style="position: absolute; right: -20px; top: 50%; transform: translate(-50%, 50%);">26</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				149,547		
TOTAL MARKET OB/XF VALUE				6,300		
TOTAL LAND VALUE - MARKET				110,110		
TOTAL MARKET VALUE				265,957		
SOH/AGL Deduction				139,049		
ASSESSED VALUE				126,908		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				75,497		
TOTAL JUST VALUE				265,957		
NCON VALUE				6,300		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				250,321		
SALE:1:1: 10.01 AC (FAMILY TRANS)						
PERMIT NUM						
DESCRIPTION		AMT	ISSUED			
33385	M H	411	09/18/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/1132	5/19/2015	WD	Q	V	03	46,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: HENRY E & JENNIFER						
1244/2371	10/10/2012	QC	U	V	11	100
GRANTOR: JEAN-PIERRE JEROME &						
GRANTEE: SUBRANDY LIMITED PA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W68 S26 E68 N26\$.						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,800.00	100	2026	2025		100	3,800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2026	2025		100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	100	2026	2025		100	1,500	

TOTAL OB/XF														6,300	
635 SW SKYLINE LOOP, FORT WHITE															

LAND DESCRIPTION										TOTAL OB/XF										6,300				
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							