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

2027

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 Floo	14	CARPET 90
Interior Floo	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	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

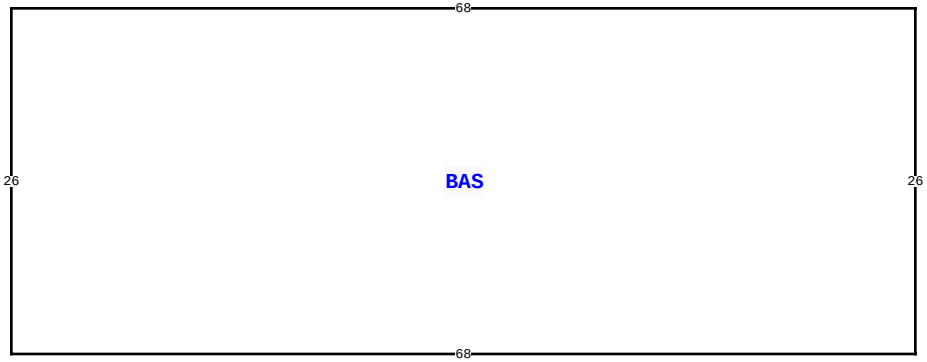
NEIGHBORHOOD/LOC 11616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	147,954
TOTALS	1,768			1,768	147,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.9000	105.93	187,284	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1768 HX Base Yr 2016



635 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2026	2025		100	3,800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,954
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		264,364
SOH/AGL Deduction		133,649
ASSESSED VALUE		130,715
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,304
TOTAL JUST VALUE		264,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,957

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$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS