LOT 60 CARDINAL FARMS UNREC:
COMM AT SE COR OF SEC 11, W 5311
SEC 11, N 1995.16 FT, W 60.18 FT

REEVES JOHNNIE PATRICK/REEVES BETTY SHARON ANN
417 SW HILLTOP TER
FORT WHITE, FL 32038

2027

11-6S-16-03815-160

BUILDING CHARACTERISTICS

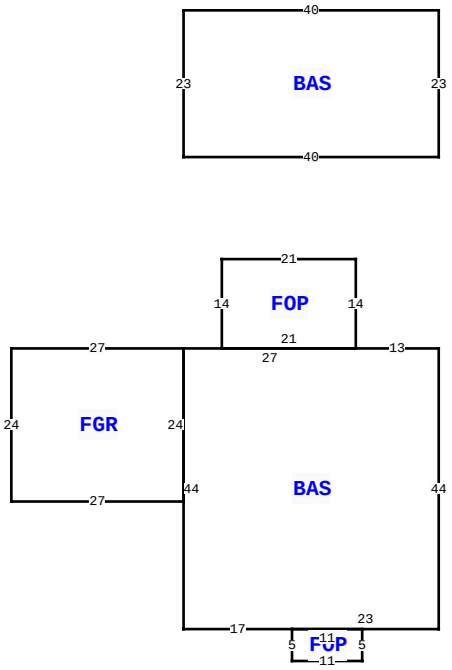
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	108,685
BAS	1,760	100		1,760	207,919
FGR	648	55		356	42,056
FOP	55	30		16	1,890
FOP	294	30		88	10,396
TOTALS	3,677			3,140	370,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,140	128.6208	141.48	444,247	2014	2014	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 2015 Heated Area: 2680 HX Base Yr 2015



417 SW HILLTOP TER, 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	712.00	UT	2.00	2.00	100	2014	2014	3	100	1,424	
2	0260	PAVEMENT-A	0	100	12	272	3,264.00	UT	1.30	1.30	100	2014	2014	3	100	4,243	
3	0031	BARN,MT AE	0	100	25	25	625.00	UT	9.00	9.00	100	2014	2014	3	100	5,625	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		370,946
TOTAL MARKET OB/XF VALUE		11,492
TOTAL LAND VALUE - MARKET		93,594
TOTAL MARKET VALUE		476,032
SOH/AGL Deduction		152,334
ASSESSED VALUE		323,698
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,287
TOTAL JUST VALUE		476,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31512	SFR	999	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/674	9/02/2025	LE	U	I	14	100
GRANTOR: REEVES JOHNNIE PATRIC						
GRANTEE: REEVES BENJAMIN PAT						
1230/0720	2/13/2012	WD	Q	V	01	43,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOHNNIE P & BETTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N14 W21 S14 E21$ W27 FGR= W27 S24 E27 N24$ S44E17 FOP= S5 E11 N5 W11$ E23 N44$ PTR= N30 BAS= N23 W40 S23 E40$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 11,492

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.85	11,000.00	9,350.00	93,594							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 93,594 Market: 0 Agricultural: 0 Common: 93,594 PRINTED 11/17/2026 BY SYS