

LOT 67 CARDINAL FARMS UNREC:
 COMM SE COR & RUN W 5311.34 FT
 TO SW COR, N 1995.16 FT, W 60.

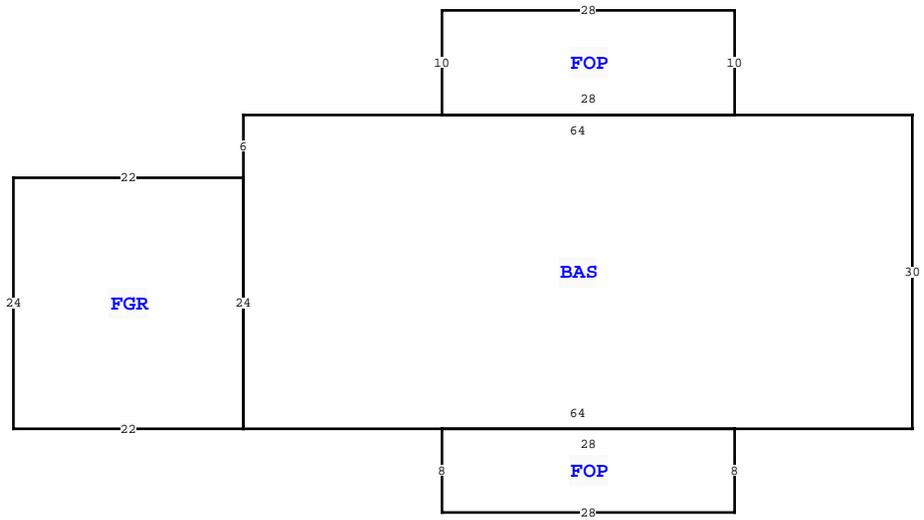
MATTHEWS MARCUS J/MATTHEWS REBECCA J
 464 SW SKYLINE LP
 FORT WHITE, FL 32038

2026

11-6S-16-03815-167

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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	06	06	
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
BAS	1,920	100	
FGR	528	55	
FOP	224	30	
FOP	280	30	
TOTALS	2,952		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,361	121.2015	138.17	326,219	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			309,908
TOTAL MARKET OB/XF VALUE			52,155
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			395,121
SOH/AGL Deduction			100,177
ASSESSED VALUE			294,944
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			243,533
TOTAL JUST VALUE			472,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041152	POOL ENCL		01/13/2021
40569	POOL	0	09/22/2020
40146	SFR	0	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1176	1/15/2020	WD	Q	V	03	50,000
GRANTOR: RONDA HALL						
GRANTEE: MARCUS J MATTHEWS &						
1385/0010	5/17/2019	WD	Q	V	01	46,500
GRANTOR: ALBERTO & AMERICA SAR						
GRANTEE: RONDA HALL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	780.00	UT	2.25	2.25	100
2	0280	POOL R/CON	0	100	0	0	540.00	UT	33.00	33.00	100
3	0282	POOL ENCL	0	100	44	27	1,188.00	UT	9.00	9.00	100
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100
6	0060	CARPORT F	0	100	40	20	800.00	UT	3.50	3.50	100
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
8	0210	GARAGE U	0	100	44	25	1,100.00	UT	16.00	16.00	100
9	0166	CONC, PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100

TOTAL OB/XF												52,155
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=46,8] E64 S30 W64 N24 N6 \$											
FGR=[ORIG=24,14] E22 S24 W22 N24 \$											
FOP=[ORIG=65,-2] E28 S10 W28 N10 \$											
POP=[ORIG=65,38] E28 S8 W28 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												52,155
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	2.71	AC		1.00	1.00	1.00	11,000.00	11,000.00	29,810							
2	5500	A	TIMBER 2	100					7.30	AC		1.00	1.00	1.00	445.00	445.00	3,248							
3	9910	M	MKT. VAL. AG	100					7.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	80,300							