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

2027

11-6S-16-03815-167

BUILDING CHARACTERISTICS

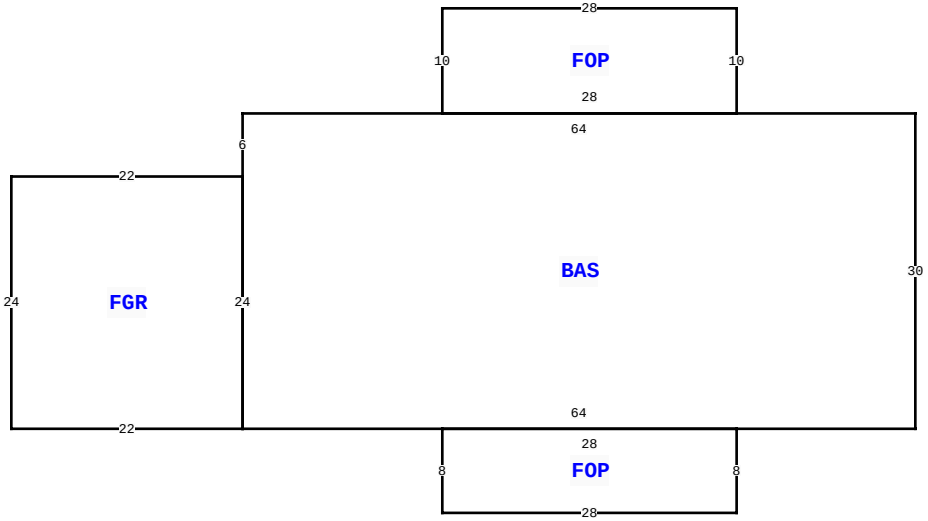
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	243,175
FGR	528	55		290	36,730
FOP	224	30		67	8,485
FOP	280	30		84	10,639
TOTALS	2,952			2,361	299,031

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	133.32	314,769	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021



464 SW SKYLINE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	01/31/2023 SPF

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	780.00	UT	2.25	2.25	100	2021	2020		100	1,755	
2	0280	POOL R/CON	0	100	0	0	540.00	UT	33.00	33.00	100	2021	2020		91	16,216	
3	0282	POOL ENCL	0	100	44	27	1,188.00	UT	9.00	9.00	100	2021	2020		70	7,484	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0060	CARPORT F	0	100	40	20	800.00	UT	3.50	3.50	100	2021	2020		100	2,800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
8	0210	GARAGE U	0	100	44	25	1,100.00	UT	16.00	16.00	100	2021	2020		100	17,600	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,031
TOTAL MARKET OB/XF VALUE		57,855
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		389,944
SOH/AGL Deduction		80,378
ASSESSED VALUE		309,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,155
TOTAL JUST VALUE		466,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,446

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						

BUILDING NOTES

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 $
FOP=[ORIG=65,38] E28 S8 W28 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,855

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	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							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 33,058 Market: 80,300 Agricultural: 3,248 Common: 29,810 PRINTED 11/17/2026 BY SYS