

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

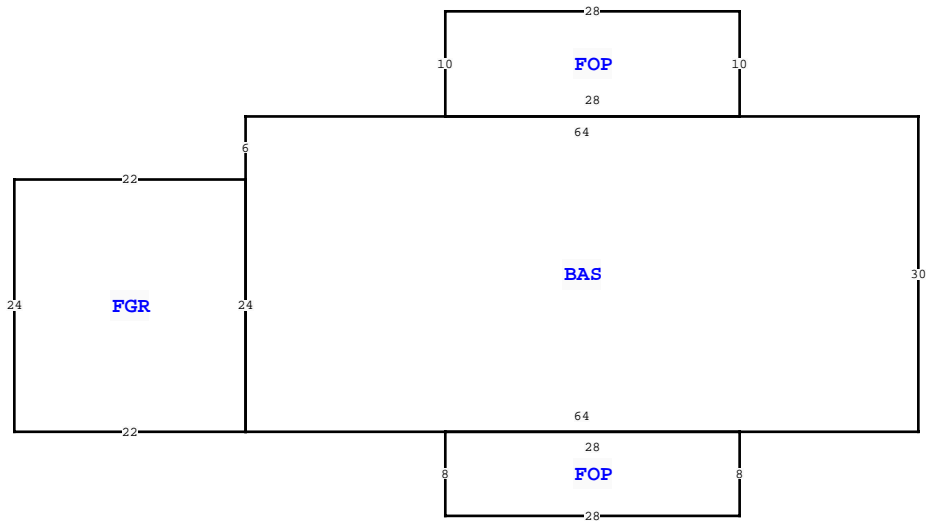
2026

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	135.75	320,506	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		304,481	
TOTAL MARKET OB/XF VALUE		57,855	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		395,394	
SOH/AGL Deduction		94,750	
ASSESSED VALUE		300,644	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		249,233	
TOTAL JUST VALUE		472,446	
NCON VALUE		5,700	
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
1	0166	CONC, PAVMT	0 100	0 0	780.00
2	0280	POOL R/CON	0 100	0 0	540.00
3	0282	POOL ENCL	0 100	44 27	1,188.00
4	0120	CLFENCE 4	0 100	0 0	1.00
5	0296	SHED METAL	0 100	0 0	1.00
6	0060	CARPORT F	0 100	40 20	800.00
7	0251	LEAN TO W/	0 100	0 0	1.00
8	0210	GARAGE U	0 100	44 25	1,100.00
9	0166	CONC, PAVMT	0 100	0 0	1.00
10	0104	GENERATOR	0 100	0 0	1.00

TOTAL OB/XF															
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	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	
TOTALS												57,855			

LAND DESCRIPTION												TOTAL OB/XF												
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							