

LOT 70 CARDINAL FARMS UNREC: COM  
& RUN W 5311.34 FT N 1995.16 FT,  
FT, N 642.99 FT, N 2780.95 FT, N

THOMAS SAMANTHA LYNN  
146 SW SKYLINE LOOP  
FORT WHITE, FL 32038

**2026**

11-6S-16-03815-170  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	04	ROOF TOP	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		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
BAS	1,188	100	
TOTALS	1,188		1,188

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		128.71	152,907	2018	2018	0	0	8.75
				Heated Area: 1188			HX Base Yr	2020			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,528
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			104,170
TOTAL MARKET VALUE			251,198
SOH/AGL Deduction			98,160
ASSESSED VALUE			153,038
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			101,627
TOTAL JUST VALUE			251,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36332	M H	691	02/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/2179	1/26/2018	WD Q	V		03	43,000
GRANTOR: AKBAR H & BIBI ALLI Z						
GRANTEE: SAMANTHA LYNN THOMA						
1235/2532	5/08/2012	QC U	V	11		100
GRANTOR: AKBAR & BIBI ALLI						
GRANTEE: AKBAR H & BIBI ALLI						

EXTRA FEATURES		BLD DATE		LGL DATE		XF DATE		INC DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF												7,500	
YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
2018	2018	3	100	500									
		3	100	7,000									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S27 E44 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,500	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	104,170								