LOT 21 UNIT 12 THREE RIVERS ESTA
437-14, WD 1087-5, WD 1129-684,

CASON DOUGLAS E/CASON WANDA S
625 NE 3RD ST
LAKE BUTLER, FL 32054

2025

00-00-00-00876-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	15,300
SOH/AGL Deduction	7,086
ASSESSED VALUE	8,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,214
TOTAL JUST VALUE	15,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0977	8/25/2011	WD	Q	V	01	8,000
GRANTOR: ANGELA LYNN DYSON AS						
GRANTEE: DOUGLAS E & WANDA S						
1199/2485	6/19/2010	QC	U	V	11	100
GRANTOR: ANGELA LYNN DYSON						
GRANTEE: ANGELA LYNN DYSON I						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 04/30/2024 BY MLU Total Acres: 0.94 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 08/26/2025 BY SYS