COMM AT SW COR OF SEC 7, RUN N
ALONG THE W LINE 473.11 FT TO
POB. CONT N 680.82 FT, THEN S

CASON HEATHER A
246 SW MARY NELL CT
FORT WHITE, FL 32038

2026

07-7S-17-09938-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

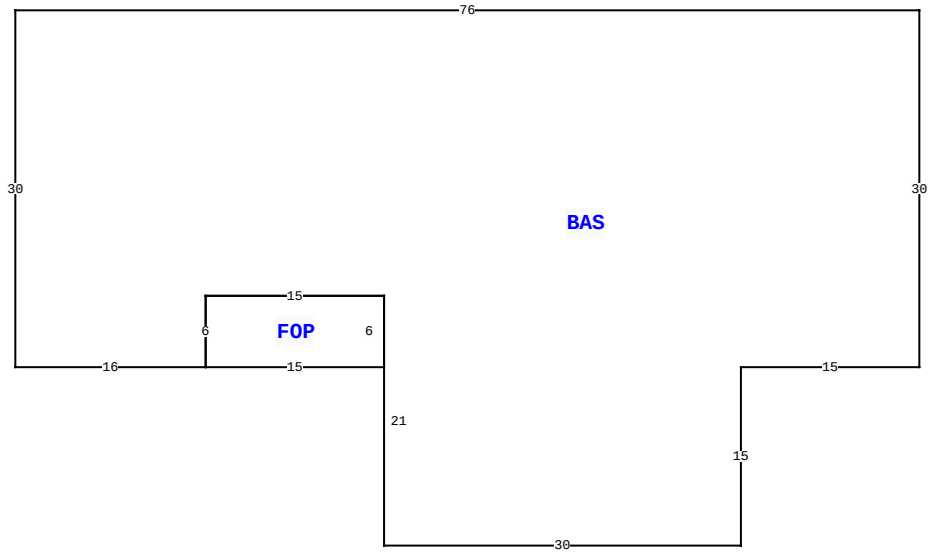
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100		2,640	231,785
FOP	90	35		32	2,809
TOTALS	2,730			2,672	234,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,672	113.9000	107.07	286,091	2017	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2640 HX Base Yr 2017



246 SW MARY NELL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,595
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		72,675
TOTAL MARKET VALUE		261,054
SOH/AGL Deduction		134,737
ASSESSED VALUE		126,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,595
TOTAL JUST VALUE		321,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34204	M H	558	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/2448	11/16/2015	WD	U	V	30	100
GRANTOR: RICHARD C & DEBBIE CA						
GRANTEE: HEATHER CASON						
1267/2411	11/15/2013	QC	U	V	11	100
GRANTOR: RICHARD C & PAUL D CA						
GRANTEE: RICHARD C CASON SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E16 FOP= E15 N6 W15 S6$ N6 E15 S21 E30 N15 E15 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	445.00	445.00	2,959							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	9,500.00	9,500.00	63,175							

REVIEW DATE 06/26/2020 BY BC Total Acres: 7.65 Total Land Value: 12,459 Market: 63,175 Agricultural: 2,959 Common: 9,500 PRINTED 10/03/2025 BY SYS