COMM SW COR OF SE1/4, RUN N
637.27 FT, N 85 DEG E 608.47
FT FOR POB, CONT E'LY 709.68

CASON JAMES RILEY/RODRIGUEZ JENNIFER ANN
520 SW CASON GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-406

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04

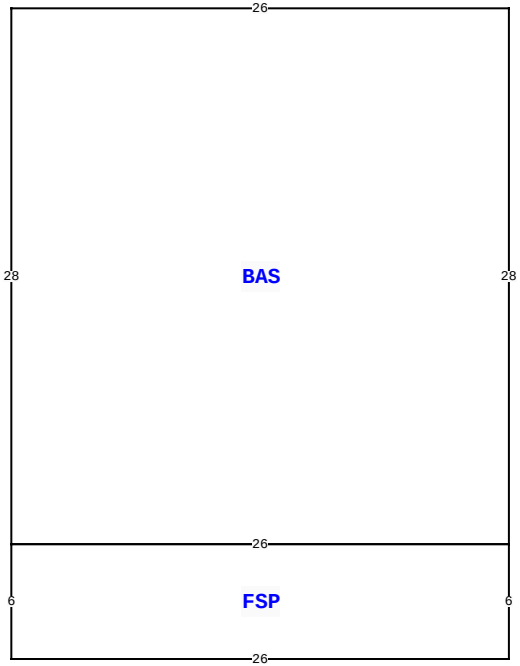
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	78,923
FSP	156	40		62	6,721
TOTALS	884			790	85,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	790	108.7560	121.81	96,230	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2019 Heated Area: 728 HX Base Yr 2019



223 SW BAYBERRY GLN, 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		85,645
TOTAL MARKET OB/XF VALUE		4,296
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		185,891
SOH/AGL Deduction		68,730
ASSESSED VALUE		117,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,439
TOTAL JUST VALUE		185,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30955	MAINT/ALTR	25	04/18/2013
30671	SFR	308	12/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2073	10/30/2018	WD	Q	I	01	100,000
GRANTOR: FRANK BURROWS & SHIRL						
GRANTEE: JASON R CASON & JEN						
1352/1530	1/29/2018	WD	U	I	11	100
GRANTOR: FRANK BURROWS & SHIRL						
GRANTEE: FRANK BURROWS & SHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S28 FSP= S6 E26 N6 W26$ E26 N28$.

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	0296	SHED METAL	0	100	12	12	144.00	UT	9.00	9.00	100	2014	2014	3	100	1,296	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,296

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	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							

REVIEW DATE 05/20/2015 BY DF Total Acres: 10.10 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 11/07/2025 BY SYS