LOT 11 SHADOWWOOD ESTATES.
EX 2.56 AC DESC IN ORB 1239-220.

CASON JAY/CASON LAURA
608 NW SUNTILT CT
WHITE SPRINGS, FL 32096

2026

14-2S-15-00062-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

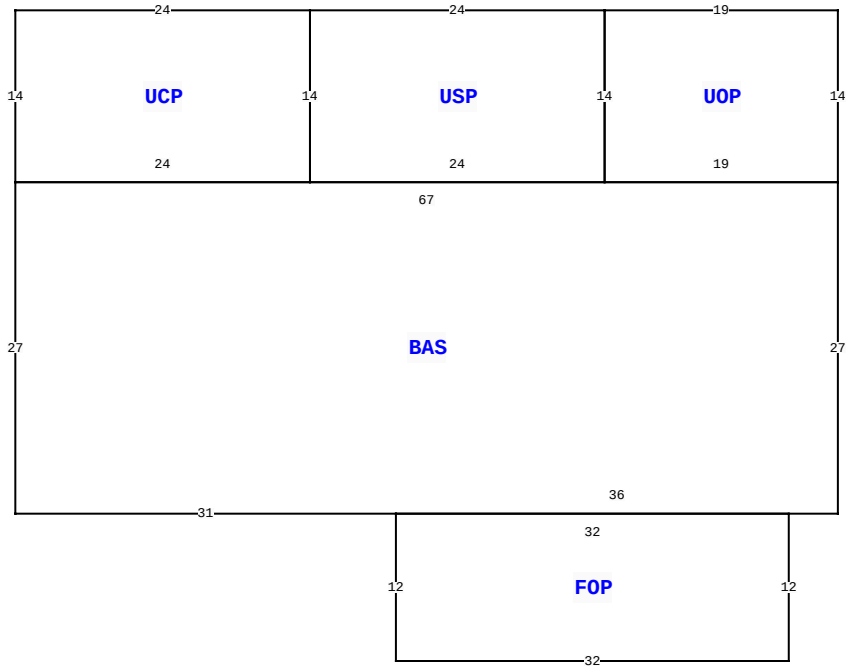
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14215.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	110,270
FOP	384	35		134	8,168
UCP	336	20		67	4,084
UOP	266	25		66	4,023
USP	336	35		118	7,193
TOTALS	3,131			2,194	133,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,194	117.9000	110.83	243,161	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1809 HX Base Yr 2022



608 NW SUNTILT CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,739
TOTAL MARKET OB/XF VALUE		21,750
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		168,089
SOH/AGL Deduction		43,665
ASSESSED VALUE		124,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,702
TOTAL JUST VALUE		168,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12862	M H	125	08/07/1997
8128	M H	125	03/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/0876	3/06/2020	WD	Q	I	01	95,400
GRANTOR: JANICE COOK (WIDOW)						
GRANTEE: JAY & LAURA CASON (						
0554/0093	10/01/1984	AG	Q	V		8,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E31 FOP= S12 E32 N12 W32$ E36 N27 UOP= N14 W19USP= W24 UCP= W24 S14 E24 N14$ S14 E24 N14$ S14 E19$.

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	1997	1997	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	50	2005	2005	3	50	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 21,750

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.40	18,000.00	25,200.00	12,600							

REVIEW DATE 10/20/2022 BY JD Total Acres: 2.94 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/17/2025 BY SYS