

SW1/4 OF NW1/4 & NW1/4 OF
NW1/4 S OF CR-778 & EX 6.07
AC DESC ORB 527-473 & EX 5.35

CASON DANIEL W/CASON REBECCA LEE
659 SW BUSSEY GLN
FORT WHITE, FL 32038-3061

2026

18-7S-17-10017-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,050
FOP	672	35		235	4,564

TOTALS	1,344			907	17,614
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0030	BARN, MT	0	0	20	40	1.00	UT	0.00
2	0296	SHED METAL	0	0	10	12	2.00	UT	250.00
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00
4	0040	BARN, POLE	0	0	60	28	1.00	UT	0.00
5	0296	SHED METAL	0	0	8	12	96.00	UT	3.50
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.45
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	38.45

REVIEW DATE	12/12/2017	BY	DF
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	907	80.9100	48.55	44,035	1971	1971	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr													
FOP BAS													

285 SW BUSSEY GLN, FORT WHITE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	0	0	3	100	600	
2.00	UT	250.00	250.00	100	0	0	3	100	500	
2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
1.00	UT	0.00	0.00	100	0	0	3	100	1,680	
96.00	UT	3.50	3.50	100	2001	2001	3	100	336	
1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													
18,116													
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
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.45	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	38.45	AC		1.00	1.00

Total Acres:	39.45	Total Land Value:	15,266	Market:	173,025	Agricultural:	10,766
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,600	
TOTAL MARKET OB/XF VALUE		18,116	
TOTAL LAND VALUE - MARKET		177,525	
TOTAL MARKET VALUE		122,982	
SOH/AGL Deduction		17,493	
ASSESSED VALUE		105,489	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		105,489	
TOTAL JUST VALUE		285,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045078	Roof Replacement	5,350	07/29/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1260/0645	8/13/2013	WD U	I	I	11		100
GRANTOR: REBECCA LEE CASON							
GRANTEE: DANIEL WYLES & REBE							
1260/0643	8/13/2013	TR U	I	I	19		100
GRANTOR: REBECCA LEE CASON AS							
GRANTEE: REBECCA LEE CASON							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP= N12 W56 S12 E56\$ BAS= W56 S12 E56 N12\$.									

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