1 AC IN NE COR OF E1/2 OF
NE1/4 OF NW1/4. ORB 331-102,
QCD 1095-1242, PB 1134-2697,

CASON ERWIN WAYNE II
2598 SW COUNTY RD 778
FORT WHITE, FL 32038

2026

18-7S-17-10017-001

BUILDING CHARACTERISTICS

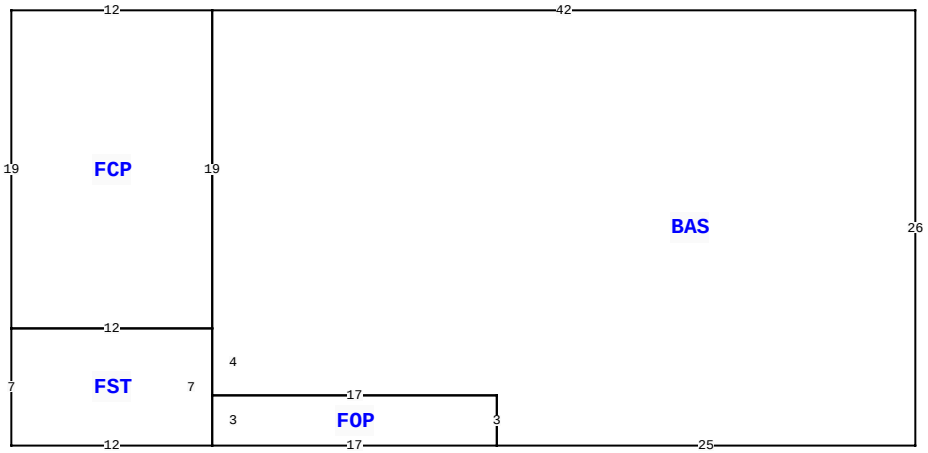
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,041	100		1,041	91,598
FCP	228	25		57	5,015
FOP	51	30		15	1,320
FST	84	55		46	4,048
TOTALS	1,404			1,159	101,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	120.8700	135.37	156,894	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1041 HX Base Yr 2018



2598 SW COUNTY ROAD 778 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,981
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		127,121
SOH/AGL Deduction		41,700
ASSESSED VALUE		85,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,699
TOTAL JUST VALUE		127,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047906	Electrical Servic	0	08/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/0903	9/04/2015	PB	U	I	18	0

GRANTOR: CLERK OF COURT (SHERR

GRANTEE: ERWIN WAYNE CASON I

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FCP= W12 S19 E12 N19$ S19 FST= W12 S7 E12 N7$S4 FOP= S3 E17 N3 W17$ E17 S3 E25 N26$.

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	14	168.00	UT	5.00	5.00	100	1993	1993	3	100	840	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	9,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,140

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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/21/2025 BY SYS