COMM AT SE COR OF W1/2 OF
SE1/4, RUN W 662.51 FT FOR POB
RUN N 2037.64 FT, E 666.19 FT,

CASON HELEN LOUISE
345 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

20-6S-16-03896-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	22,250
SOH/AGL Deduction	0
ASSESSED VALUE	22,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,250
TOTAL JUST VALUE	225,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1478	4/11/2017	LE	U	V	14	100
GRANTOR: HELEN LOUISE CASON (L						
GRANTEE: LINDA HUGGINS ETAL						
1038/1743	2/22/2005	QC	Q	V	06	100
GRANTOR: BEATRICE M COUNCE						
GRANTEE: HELEN LOUISE CASON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	445.00	445.00	22,250							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 50.00 Total Land Value: 22,250 Market: 225,000 Agricultural: 22,250 Common: 0 PRINTED 11/07/2025 BY SYS