NE1/4 OF SE1/4 EX RD R/W & EX 24
WD 1320-2497.

CASON LADONNA/CASON KEITH
4654 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

21-7S-16-04270-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

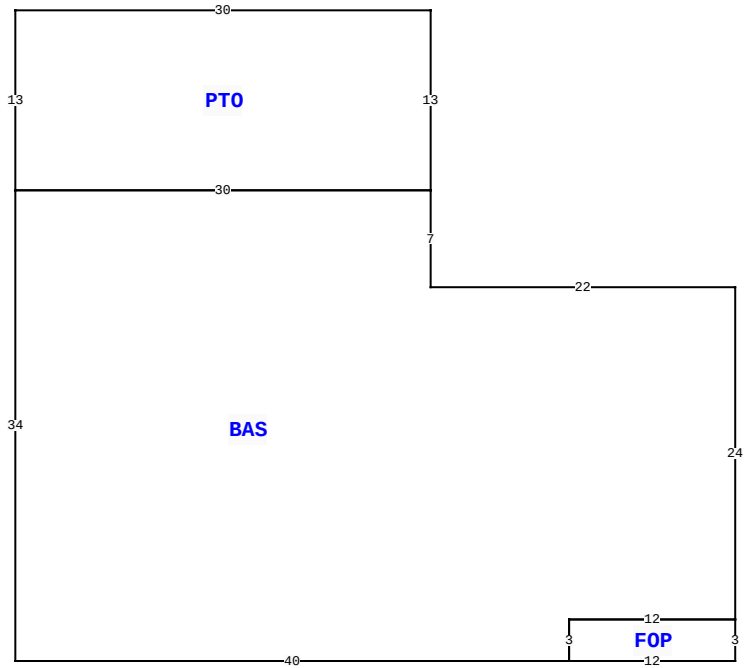
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	02	MIN PLYWD 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	9,238
FOP	36	30		11	64
PTO	390	5		20	117
TOTALS	2,004			1,609	9,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,609	26.1360	29.27	47,095	1935	1935	0	0	50	35.00	20.00

2 SINGLE FAM 0% - 2023 Heated Area: 1578 HX Base Yr



228 SW FUTURE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,419
TOTAL MARKET OB/XF VALUE	14,850
TOTAL LAND VALUE - MARKET	45,280
TOTAL MARKET VALUE	31,154
SOH/AGL Deduction	0
ASSESSED VALUE	31,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,154
TOTAL JUST VALUE	69,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1510	5/05/2022	WD	U	I	11	100

GRANTOR: BOOTH PATSY
GRANTEE: CASON LADONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N7 PTO= N13 W30 S13 E30$ W30 S34 E40 FOP= E12N3 W12 S3$ N3 E12 N24$.

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	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00	300.00	100	0	0	3	100	600	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,900	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,850

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	281.00	281.00	885							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.15	AC		1.00	1.00	1.00	3,200.00	3,200.00	42,080							

REVIEW DATE 04/27/2023 BY RP Total Acres: 14.15 Total Land Value: 6,885 Market: 42,080 Agricultural: 3,685 Common: 3,200 PRINTED 11/10/2025 BY SYS