N 620 FT OF THE E 660 FT OF THE SE1/4 EX ROAD R/W.

CASON LADONNA DENISE/CASON KEITH ALAN
4781 SW CR 138
FORT WHITE, FL 32038

2026

21-7S-16-04279-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

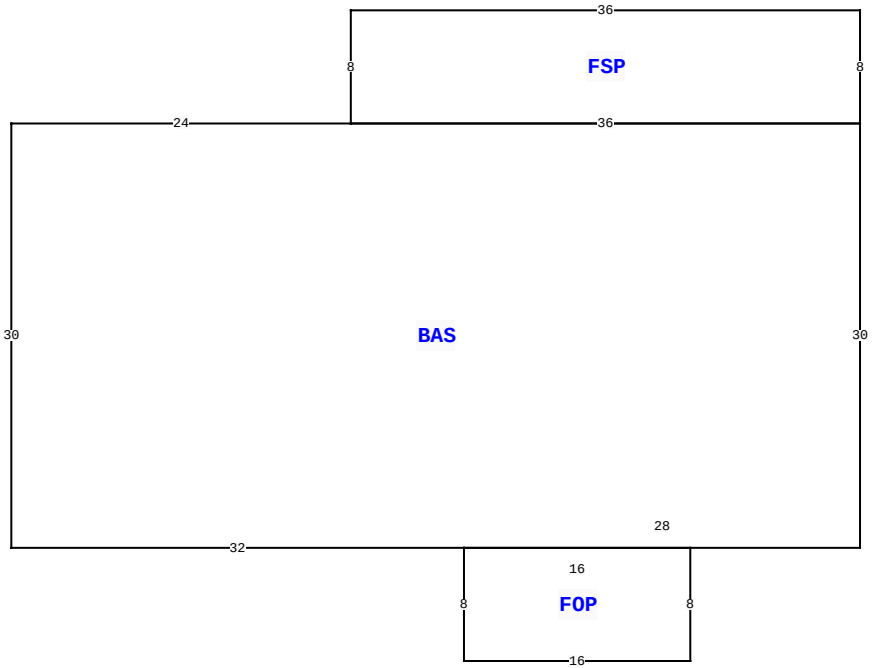
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,800	100		1,800	72,656
FOP	128	30		38	1,534
FSP	288	40		115	4,642
TOTALS	2,216			1,953	78,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,953	79.7760	73.39	143,331	2001	2001	0	0	0	45.00	55.00

2 MODULAR 1 0% - 2022 Heated Area: 1800 HX Base Yr



4654 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,832
TOTAL MARKET OB/XF VALUE	16,338
TOTAL LAND VALUE - MARKET	89,300
TOTAL MARKET VALUE	108,408
SOH/AGL Deduction	2,582
ASSESSED VALUE	105,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,826
TOTAL JUST VALUE	184,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17905	M H	125	02/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/2104	5/17/2021	PB	U	I	18	0

GRANTOR: CLERK OF COURT

GRANTEE: CASON LADONNA DENIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 E32 FOP= S8 E16 N8 W16$ E28 N30 FSP= N8 W36 S8 E36$ W36$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	16	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,800	
5	0070	CARPORT UF	0	0	30	30	900.00	UT	1.50	1.50	100	2015	2015	3	100	1,350	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
7	0060	CARPORT F	0	0	18	30	540.00	UT	3.50	3.50	75	2015	2015	3	75	1,418	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
9	0210	GARAGE U	0	0	24	28	672.00	UT	10.00	10.00	100	2015	2015	3	100	6,720	

LAND DESCRIPTION

TOTAL OB/XF 16,338

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	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.40	AC		1.00	1.00	1.00	445.00	445.00	3,738							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,800							

REVIEW DATE 07/06/2015 BY DF Total Acres: 9.40 Total Land Value: 13,238 Market: 79,800 Agricultural: 3,738 Common: 9,500 PRINTED 11/07/2025 BY SYS