

CASON JOHNNIE H TRUSTEE
25609 NW 68TH LANE
HIGH SPRINGS, FL 32643

2026

27-7S-16-04338-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3											
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100						0100		01		1,624		95.8320		107.33		174,304		1963		1963		0		0		0		35.00		65.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100						2		SINGLE FAM		0%		0				Heated Area: 1512														Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																														BUILDING MARKET VALUE					113,298						
Interior Wall		05		DRYWALL 100																														TOTAL MARKET OB/XF VALUE					1,700						
Interior Floo		14		CARPET 90																														TOTAL LAND VALUE - MARKET					50,100						
Interior Floo		08		SHT VINYL 10																														TOTAL MARKET VALUE					165,098						
Air Condition		02		WINDOW 100																														SOH/AGL Deduction					0						
Heating Type		02		CONVECTION 100																														ASSESSED VALUE					165,098						
Bedrooms				3 100																														TOTAL EXEMPTION VALUE					0						
Bathrooms				1 100																														BASE TAXABLE VALUE					165,098						
Frame		01		NONE 100																														TOTAL JUST VALUE					165,098						
Stories		1.		1. 100																														NCON VALUE					0						
Architectual		05		CONV 100																														INCOME VALUE											
Units				0 100																														PREVIOUS YEAR MKT VALUE					165,098						
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		27716.00		1.00/																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,512		100				1,512		105,484																																			
FCP		280		25				70		4,883																																			
FOP		140		30				42		2,930																																			
TOTALS		1,932						1,624		113,298																																			
EXTRA FEATURES		312 SW PICKFORD CT, FORT WHITE																																											
BLD DATE																																													
XF DATE																																													
INC DATE																																													
LGL DATE																																													
LAND DATE																																													
AG DATE																																													
OB/XF MKT VALUE																																													
NOTES																																													
1 0294		SHED WOOD/		0		0		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		400															
2 0070		CARPORT UF		0		0		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		300															
3 0296		SHED METAL		0		0		0		0		1.00		UT		0.00		0.00		100		2015		2015		3		100		1,000															