COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN N 42.14 FT, E 174.7
FT, W 174.75 FT, N 208.71 FT TO

CASON BRENT/CASON KARLEE
245 SW MOONRISE CT
FORT WHITE, FL 32038

2026

29-6S-16-03974-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

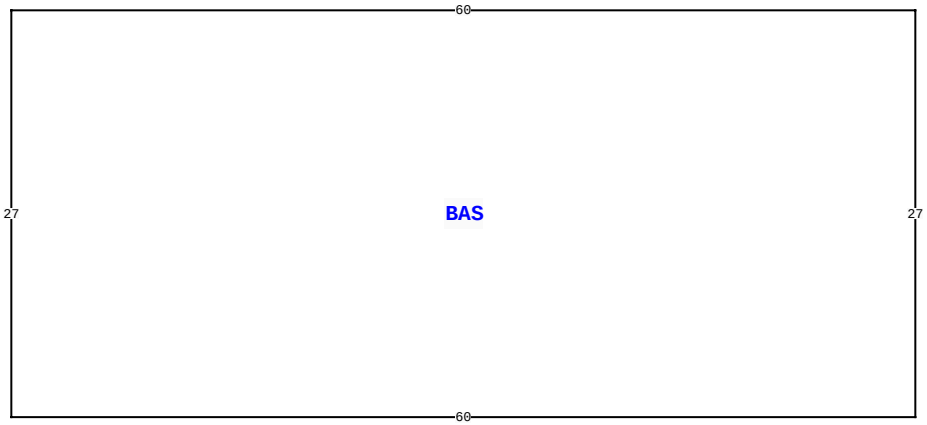
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	53,142
TOTALS	1,620			1,620	53,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	136.6800	82.01	132,856	2001	2001	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr



245 SW MOONRISE CT, 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	53,142
TOTAL MARKET OB/XF VALUE	20,460
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	101,602
SOH/AGL Deduction	0
ASSESSED VALUE	101,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,602
TOTAL JUST VALUE	101,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,602

BLDG:1:1: GENE MH

SALE:1:1: 1 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052095	Electrical Servic	0	01/16/2025
000049339	Electrical Servic	0	03/04/2024
31844	MAINT/ALTR	30	03/28/2014
18517	M H	125	07/17/2001
9454	M H	125	03/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1769	11/17/2023	LE	U	I	14	100
GRANTOR: CASON TODD						
GRANTEE: CASON BRENT (RMDRS)						
1223/1822	10/26/2011	QC	U	V	11	100
GRANTOR: ALLEN C CASON						
GRANTEE: TODD CASON N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
5	0296	SHED METAL	0	0	18	10	180.00	UT	12.00	12.00	100	2008	2008	3	100	2,160	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 20,460

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 01/24/2025 BY TW Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS