COMM NW COR, RUN S 726 FT, RUN N S 521.52 FT, FOR POB, S 597.62 F FT, N 597.62 FT, W 693.18 FT TO

DUKES IVA JEAN CASON/MORRISON DEBORAH G DUKES
312 SW CASON GLN
FORT WHITE, FL 32038

**2026**

**29-7S-17-10057-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

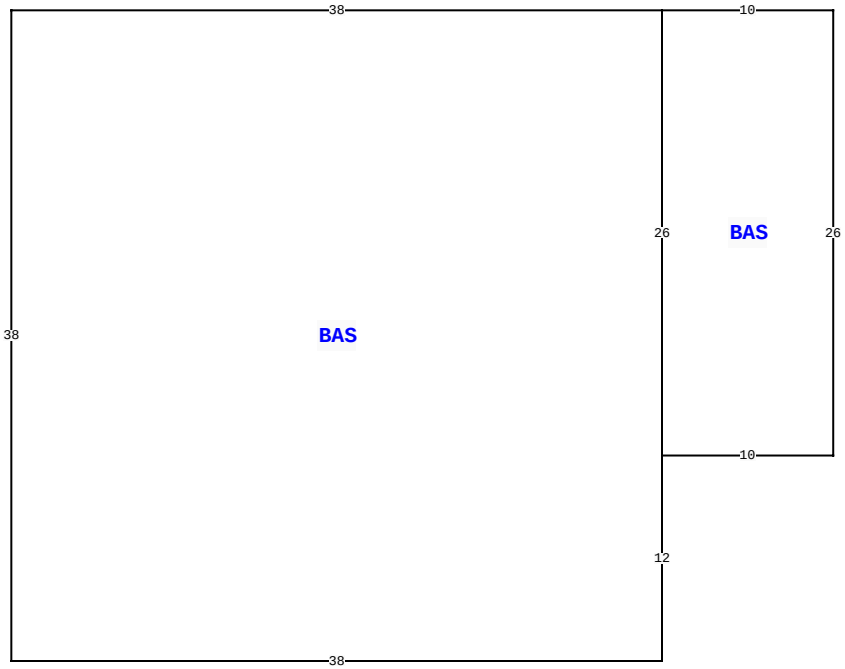
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 50 |
| Exterior Wall | 08 | WD OR PLY 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 29717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 260 | 100 | | 260 | 10,852 |
| BAS | 1,444 | 100 | | 1,444 | 60,267 |
| TOTALS | 1,704 | | | 1,704 | 71,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,704 | 57.3300 | 64.21 | 109,414 | 1937 | 1937 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1704 HX Base Yr




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

312 SW CASON GLN, FORT WHITE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 71,119 |
| TOTAL MARKET OB/XF VALUE | 10,300 |
| TOTAL LAND VALUE - MARKET | 80,750 |
| TOTAL MARKET VALUE | 162,169 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 162,169 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 162,169 |
| TOTAL JUST VALUE | 162,169 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 162,169 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10721 | M H | 500,000,000 | 02/07/1996 |
| 7856 | M H | 100 | 12/03/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1383/2094 | 8/18/2018 | WD | U | I | 30 | 100 |

GRANTOR: IVA JEAN CASON DUKES

GRANTEE: IVA JEAN CASON DUKE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S38 E38 N12 BAS= E10 N26 W10 S26$ N26$.

## 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 | 0021 | BARN,FR AE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 3 | 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 10,300

| 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 | 9.50 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 80,750 | | | | | | | |

REVIEW DATE 01/02/2018 BY DF Total Acres: 9.50 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 11/12/2025 BY SYS