

COMM NW COR, RUN S 726 FT, NE 11
FOR POB, CONT NE 376.98 FT, E 36
S 704.38 FT, W 693.18 FT, N 521.

CASON JOSEPH BRETT
520 SW CASON GLN
FORT WHITE, FL 32038

2026

29-7S-17-10057-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	02	WALL BOARD 10
Roof Structure	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 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	504	100		504	31,371
BAS	912	100		912	56,766
BAS	968	100		968	60,252
SFB	288	80		230	14,316
UEP	762	60		457	28,445
UOP	72	20		14	872
UOP	128	20		26	1,619
UOP	342	20		68	4,233
USP	416	35		146	9,088

TOTALS	4,392			3,325	206,961
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.51

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,325	85.5000	95.76	318,402	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2672 HX Base Yr											

479 SW CASON GLN, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,100	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.51

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					206,961				
TOTAL MARKET OB/XF VALUE					14,050				
TOTAL LAND VALUE - MARKET					89,335				
TOTAL MARKET VALUE					310,346				
SOH/AGL Deduction					198,558				
ASSESSED VALUE					111,788				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					61,066				
TOTAL JUST VALUE					310,346				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					310,346				

LAND:3:1: OWNS 10065-001 NOT JOINING TOTAL 11.08 A
PRMT:1:1: REBECCA CASON MH
SALE:1:1: 10.51 AC \$.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10864	M H	125	03/07/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0731/0738	9/20/1990	QC	Q	V	03	0			
GRANTOR: IVA CASON									
GRANTEE: JOSEPH CASON									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 BAS= W24 UEP= W12 S56 E17 N18 W5 N38 \$ S38 E5 UOP= S18 E19 N18 W19\$ E19 N38\$ S44 BAS= S12 E32 UOP= E3 N24 W3 S24\$ N24 W10 S12 W22\$ E22 N12 USP= E13 N32 W13 S32\$ N32\$ PTR= N40 UOP= N8 SFB= N18 W16 S18 E16\$ W16 S8 E16\$ S40\$.									