BEGIN SW COR OF SEC 07-7S-17, RU
E 590.38 FT, S 523.25 FT, TO THE
OF CO RD 778, RUN S 76 DEG W ALO

CASON PAUL D/CASON HOLLY
168 SW MARY NELL CT
FORT WHITE, FL 32038

2027

07-7S-17-09938-001

BUILDING CHARACTERISTICS

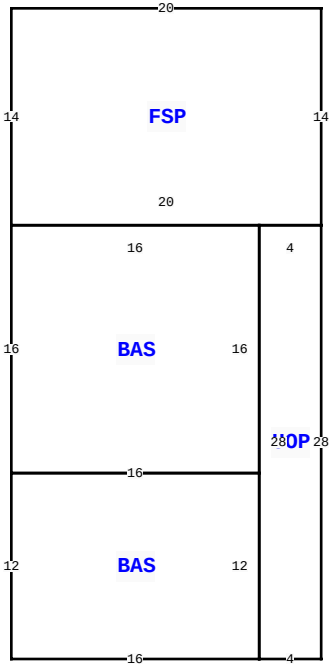
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	11,543
BAS	256	100		256	15,391
FSP	280	40		112	6,734
UOP	112	20		22	1,323
TOTALS	840			582	34,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0102	01	582	107.4600	64.48	37,527	2020	2020	0	01	1.13	5.63	93.24

1 STRG/CONV 100% - 2021 Heated Area: 448 HX Base Yr 2021



168 SW MARY NELL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0031	BARN,MT AE	0	100	18	30	540.00	UT	15.00	15.00	100	2020	2020	3	100	8,100	
3	0166	CONC,PAVMT	0	100	0	0	148.00	UT	3.00	3.00	100	2020	2020	3	100	444	
4	0040	BARN,POLE	0	100	32	48	1,536.00	UT	8.00	8.00	100	2020	2020	3	100	12,288	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,990
TOTAL MARKET OB/XF VALUE		26,332
TOTAL LAND VALUE - MARKET		75,175
TOTAL MARKET VALUE		76,281
SOH/AGL Deduction		48,692
ASSESSED VALUE		27,589
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,589
TOTAL JUST VALUE		136,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050769	Generator	0	09/09/2024
000043290	Remodel	16,892	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1522/2559	8/23/2024	WD	U	I	11	100
GRANTOR: CASON PAUL D						
GRANTEE: CASON PAUL D						
1267/2416	11/15/2013	QC	U	V	11	100
GRANTOR: RICHARD C & PAUL D CA						
GRANTEE: PAUL D & PAMALA BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E16 UOP= E4 N28 FSP= N14 W20 S14 E20$ W4 BAS= W16 S16 E16 N16$ S28$ N12 W16 S12$.

LAND DESCRIPTION

TOTAL OB/XF 26,332

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	445.00	445.00	2,959							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	9,500.00	9,500.00	63,175							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 03/05/2026 BY robin Total Acres: 7.65 Total Land Value: 14,959 Market: 63,175 Agricultural: 2,959 Common: 12,000 PRINTED 11/17/2026 BY SYS