

COMM SW COR OF SE1/4, RUN N
637.27 FT, N 85 DEG E 608.47
FT FOR POB, CONT E'LY 709.68

CASON JAMES RILEY/RODRIGUEZ JENNIFER ANN
520 SW CASON GLN
FORT WHITE, FL 32038

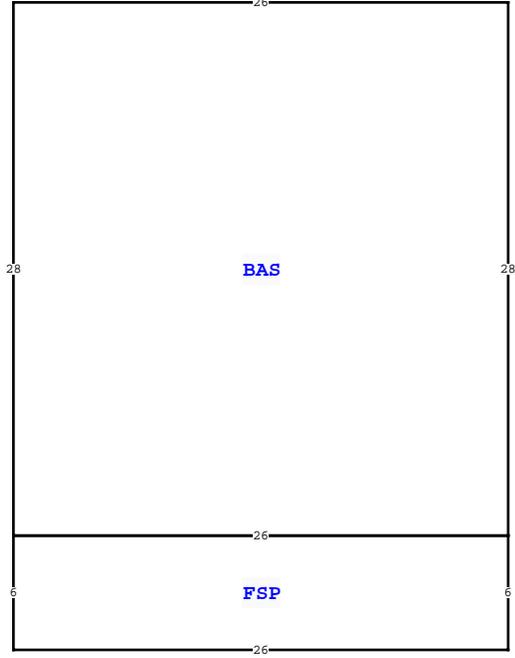
2026

12-6S-16-03816-406



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
FSP	156	40	
TOTALS	884		790

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2019									
			Heated Area: 728				HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,645
TOTAL MARKET OB/XF VALUE			4,296
TOTAL LAND VALUE - MARKET			95,950
TOTAL MARKET VALUE			185,891
SOH/AGL Deduction			69,071
ASSESSED VALUE			116,820
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			65,409
TOTAL JUST VALUE			185,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30955	MAINT/ALTR	25	04/18/2013
30671	SFR	308	12/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2073	10/30/2018	WD	Q	I	01	100,000
GRANTOR: FRANK BURROWS & SHIRL						
GRANTEE: JASON R CASON & JEN						
1352/1530	1/29/2018	WD	U	I	11	100
GRANTOR: FRANK BURROWS & SHIRL						
GRANTEE: FRANK BURROWS & SHI						

EXTRA FEATURES		223 SW BAYBERRY GLN, FORT WHITE														
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	0296	SHED METAL	0	100	12	12			9.00	100	2014	2014	3	100	1,296	
2	0070	CARPORT UF	0	100	0	0			0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	1,600	
4	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	600	
5	0261	PRCH, UOP	0	100	0	0			0.00	100	2014	2014	3	100	600	

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

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS= W26 S28 FSP= S6 E26 N6 W26S E26 N28S.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950								