BEG NW COR OF SE1/4 OF SE1/4,
RUN S 1306.35 FT TO N R/W
CR-778, RUN E 258.37 FT, N

CASON JOHNNIE H TRUSTEE
25609 NW 68TH LANE
HIGH SPRINGS, FL 32643

2027

12-7S-16-04188-001

BUILDING CHARACTERISTICS

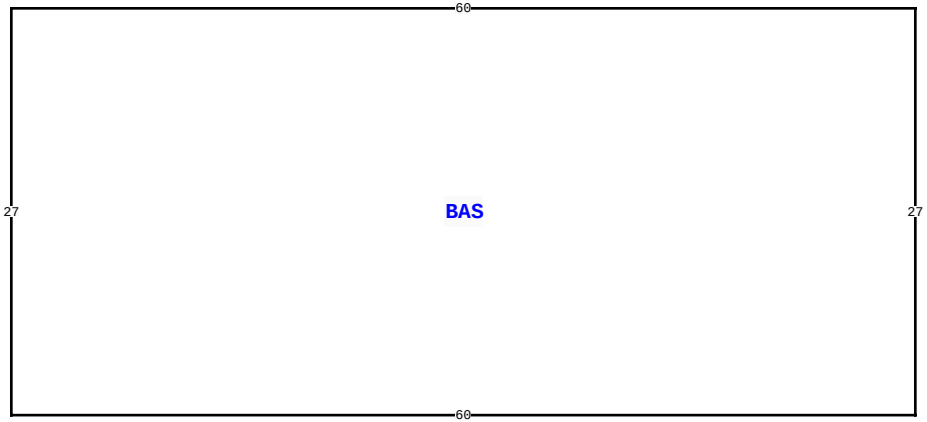
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	121,841
TOTALS	1,620			1,620	121,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2012	2012	0	0	0	29.00	71.00

2 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr



3327 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,841
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	122,040
TOTAL MARKET VALUE	150,139
SOH/AGL Deduction	0
ASSESSED VALUE	150,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,139
TOTAL JUST VALUE	257,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,192

LAND:1:1: NO SALE SPLIT FROM RE 04188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29949	M H	607	02/21/2012
29873	M H	375	01/12/2012
23619	M H	0	09/15/2005
18081	M H	125	03/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1973	6/17/2019	WD	U	I	11	100
GRANTOR: JOHNNIE H CASON						
GRANTEE: JOHNNIE H CASON TRU						
1391/0057	6/17/2019	QC	U	I	11	100
GRANTOR: JOHNNIE HAROLD CASON						
GRANTEE: JOHNNIE H CASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0.90	8,000.00	7,200.00	7,200							
2	5500	A	TIMBER 2	0					15.95	AC		1.00	1.00	1.00	445.00	445.00	7,098							
3	9910	M	MKT.VAL.AG	0					15.95	AC		1.00	1.00	0.90	8,000.00	7,200.00	114,840							

REVIEW DATE 06/17/2026 BY NH Total Acres: 16.95 Total Land Value: 14,298 Market: 114,840 Agricultural: 7,098 Common: 7,200 PRINTED 11/17/2026 BY SYS