

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

2026

12-7S-16-04188-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		125,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 0							
Heated Area: 1620						HX Base Yr					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				125,763		
TOTAL MARKET OB/XF VALUE				14,000		
TOTAL LAND VALUE - MARKET				122,040		
TOTAL MARKET VALUE				261,803		
SOH/AGL Deduction				35,746		
ASSESSED VALUE				226,057		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				226,057		
TOTAL JUST VALUE				261,803		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				233,885		
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\$.						

EXTRA FEATURES																
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																
3327 SW COUNTY ROAD 778 , FORT WHITE																
BLD DATE: 05/07/2026 MLU																
XF DATE																
INC DATE																
TOTAL OB/XF 14,000																

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	0200	C	MBL HM	0		A-1	0.00	0.00	16.95	AC		1.00	1.00	0.90	8,000.00	7,200.00	122,040							