

1 AC IN NE COR OF E1/2 OF  
 NE1/4 OF NW1/4. ORB 331-102,  
 QCD 1095-1242, PB 1134-2697,

CASON ERWIN WAYNE II  
 2598 SW COUNTY RD 778  
 FORT WHITE, FL 32038

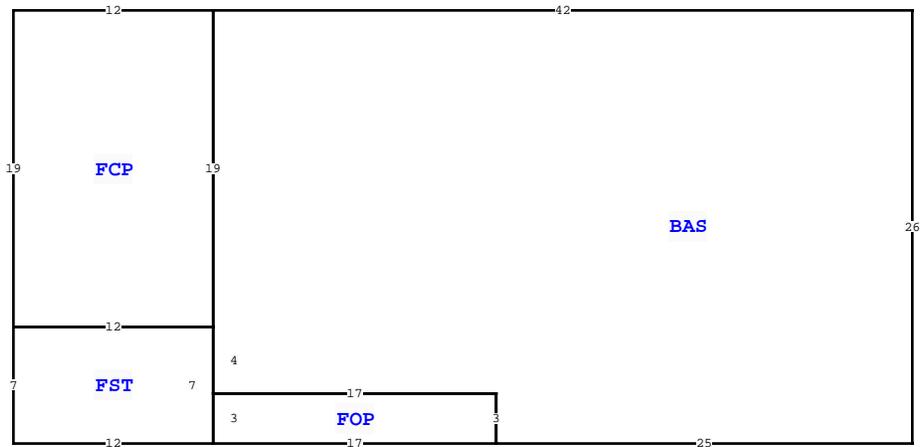
2026

18-7S-17-10017-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,041	100	
FCP	228	25	
FOP	51	30	
FST	84	55	
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,159	120.8700	135.37	156,894	1981	1981	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 1041 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,981
TOTAL MARKET OB/XF VALUE			10,140
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			127,121
SOH/AGL Deduction			41,949
ASSESSED VALUE			85,172
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,761
TOTAL JUST VALUE			127,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047906	Electrical Servic	0	08/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/0903	9/04/2015	PB U	I	18		0

GRANTOR: CLERK OF COURT (SHERR)  
 GRANTEE: ERWIN WAYNE CASON I

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 FCP= W12 S19 E12 N19\$ S19 FST= W12 S7 E12 N7\$S4 FOP= S3 E17 N3 W17\$ E17 S3 E25 N26\$.	

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	0296	SHED METAL	0	100	12	14	UT		5.00	100	1993	1993	3	100	840	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	9,000	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	

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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							