COMM NW COR OF NE1/4 OF NW1/4,
RUN E 210 FT FOR POB, RUN S'LY
420 FT, E 470 FT, N APPROX 420

CASON EARL HAMPTON JR/CASON MELANIE
2762 SW COUNTY RD 778
FORT WHITE, FL 32038-3150

2027

18-7S-17-10017-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

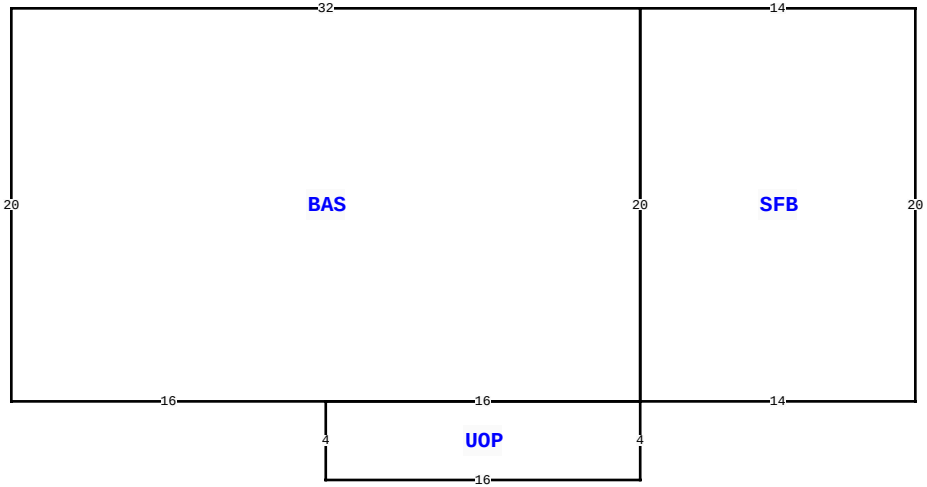
NEIGHBORHOOD/LOC 18717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	36,408
SFB	280	80		224	12,743
UOP	64	20		13	740
TOTALS	984			877	49,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	877	79.5600	87.52	76,755	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 920 HX Base Yr



2762 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,891
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		57,200
TOTAL MARKET VALUE		108,891
SOH/AGL Deduction		73,861
ASSESSED VALUE		35,030
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,030
TOTAL JUST VALUE		108,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0031	3/30/2007	WD	Q	I	01	0
GRANTOR: EARL HAMPTON CASON JR						
GRANTEE: EARL HAMPTON CASON						
0947/0372	2/22/2002	QC	Q	V	01	100
GRANTOR: EARL H SR & GERTRUDIS						
GRANTEE: EARL HAMPTON CASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 E16 UOP= S4 E16 N4 W16$ E16 SFB= E14 N20 W14 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	100		A-1	0.00	0.00	4.40	AC		1.00	1.00	1.00	13,000.00	13,000.00	57,200							

REVIEW DATE 12/12/2017 BY DF Total Acres: 4.40 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 11/17/2026 BY SYS