

COMM AT SE COR OF W1/2 OF
 SE1/4, RUN W 662.51 FT FOR POB
 RUN N 2037.64 FT, E 666.19 FT,

CASON HELEN LOUISE
 345 SW RIVERSIDE AVE
 FORT WHITE, FL 32038

2026

20-6S-16-03896-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 275,000 TOTAL MARKET VALUE 22,250 SOH/AGL Deduction 0 ASSESSED VALUE 22,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,250 TOTAL JUST VALUE 275,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 225,000											
DOR CODE 5500																				TIMBERLAND 80-89											
MAP NUM										MKT AREA 02																					
NEIGHBORHOOD/LOC										20616.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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															
																	TOTAL OB/XF			0											
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	445.00	445.00	22,250														
2	9910	M	MKT.VAL.AG	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	275,000														