E1/2 OF SW1/4 OF NE1/4 EX RD R/W
AT SE COR OF E1/2 OF SW1/4 OF NE
100 FT FOR POB, RUN N 397 FT, W

MASON SAMUEL/MASON TAMA
1345 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

24-6S-16-03934-009

BUILDING CHARACTERISTICS

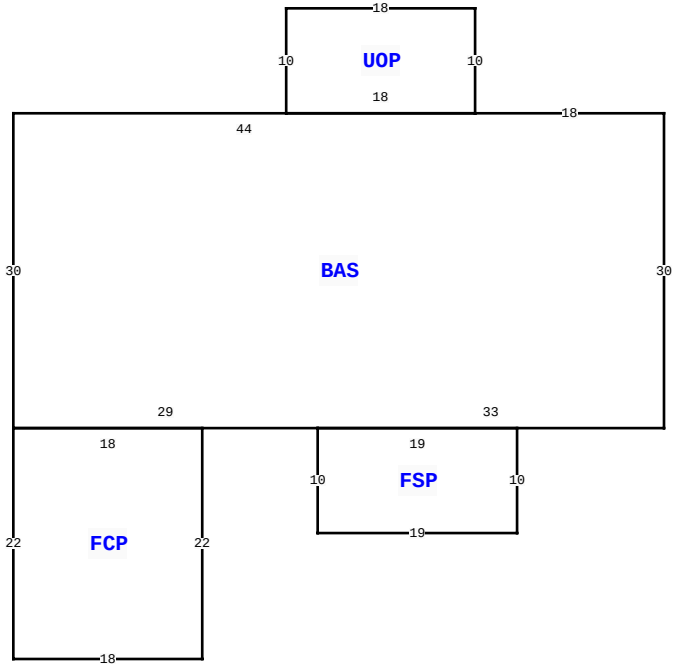
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	164,470
FCP	396	25		99	8,754
FSP	190	40		76	6,720
UOP	180	20		36	3,183
TOTALS	2,626			2,071	183,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	98.9400	108.83	225,387	1986	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2026 Heated Area: 1860 HX Base Yr 2026



1345 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,127
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		145,040
TOTAL MARKET VALUE		210,650
SOH/AGL Deduction		0
ASSESSED VALUE		210,650
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		154,239
TOTAL JUST VALUE		340,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049763	Roof Replacement	17,000	05/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2600	7/16/2025	WD	Q	I	01	450,000
GRANTOR: MOSKE MICHAEL J						
GRANTEE: MASON SAMUEL						
1494/2210	6/19/2023	LE	U	I	14	100
GRANTOR: MCLEOD JOHN E						
GRANTEE: MCLEOD JOHN E (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W18 S10 E18$ W44 S30 FCP= S22 E18 N22 W18$ E29 FSP= S10 E19 N10 W19$ E33 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0200	GARAGE F	0	100	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	9,600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.13	AC		1.00	1.00	1.00	445.00	445.00	7,623							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.13	AC		1.00	1.00	1.00	8,000.00	8,000.00	137,040							

REVIEW DATE 05/12/2026 BY AT Total Acres: 18.13 Total Land Value: 15,623 Market: 137,040 Agricultural: 7,623 Common: 8,000 PRINTED 11/17/2026 BY SYS