

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

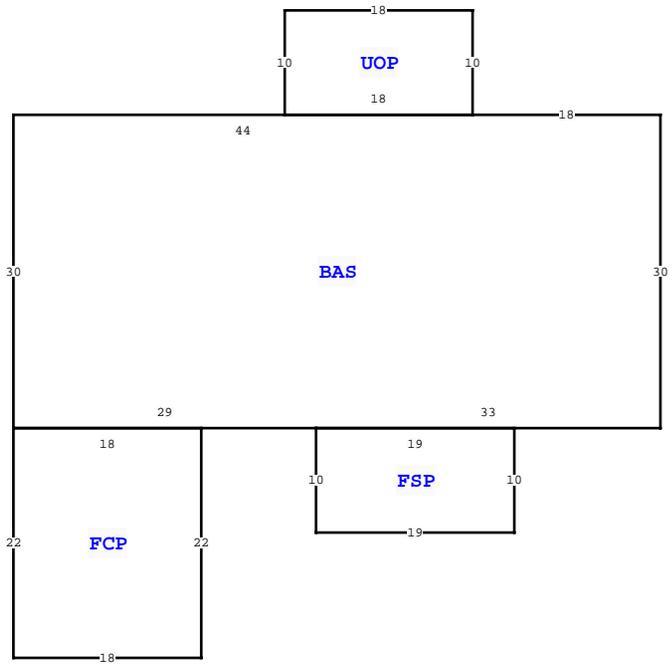
MASON SAMUEL/MASON TAMA  
 1345 SW CUMORAH HILL ST  
 FORT WHITE, FL 32038

**2026**

24-6S-16-03934-009

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	13	LAM/VNLPK 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	
Architectural	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
BAS	1,860	100	
FCP	396	25	
FSP	190	40	
UOP	180	20	
TOTALS	2,626		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1860						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,790
TOTAL MARKET OB/XF VALUE			11,900
TOTAL LAND VALUE - MARKET			145,040
TOTAL MARKET VALUE			217,313
SOH/AGL Deduction			0
ASSESSED VALUE			217,313
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			160,902
TOTAL JUST VALUE			346,730
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,264

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	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)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
3	0200	GARAGE F	0	100	30	40	1.00	UT	0.00	0.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
11,900											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/07/2026		MLU						

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\$.											

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	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							