AKA LOT 22 & W1/2 OF LOT 23
BIG OAKS UNR: BEG AT NW COR OF
SEC, RUN S 1078.13 FT, EAST

CASON CARL/CASON CHARLENE
215 SW GAZELLE GLN
FT WHITE, FL 32038

2027

26-5S-16-03717-130

BUILDING CHARACTERISTICS

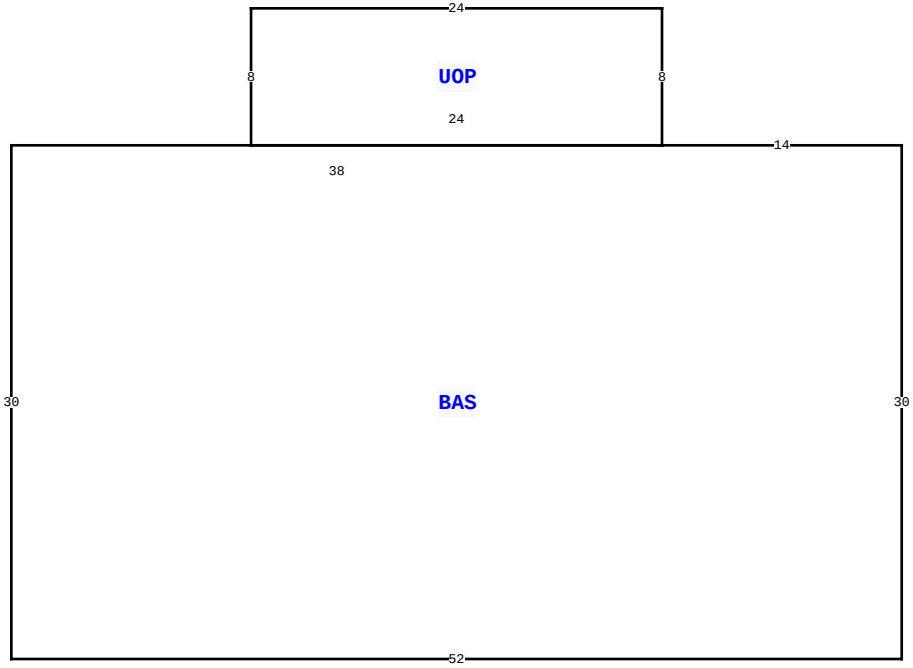
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	92,484
UOP	192	25		48	2,846
TOTALS	1,752			1,608	95,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,608	115.9000	107.79	173,326	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1560 HX Base Yr 2005



215 SW GAZELLE GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0030	BARN,MT	0	100	36	60	2,160.00	UT	5.00	5.00	100	2004	2004	3	100	10,800	
2	0060	CARPORT F	0	100	20	30	600.00	UT	3.50	3.50	100	2010	2010	3	100	2,100	
3	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	1.50	100	2010	2010	3	100	540	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	18	30	540.00	UT	1.50	1.50	100	2010	2010	3	100	810	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,329
TOTAL MARKET OB/XF VALUE	22,250
TOTAL LAND VALUE - MARKET	158,670
TOTAL MARKET VALUE	131,235
SOH/AGL Deduction	50,619
ASSESSED VALUE	80,616
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,205
TOTAL JUST VALUE	276,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22474	M H	447	11/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0036	2/26/2015	QC	U	V	11	100
GRANTOR: VICKIE MARIE KNIGHT,						
GRANTEE: CARL & CHARLENE CAS						
1029/0791	10/11/2004	WD	Q	V		30,500
GRANTOR: FELIPE & BRENDA SOTO						
GRANTEE: CARL & CHARLENE CAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N8 W24 S8 E24$ W38 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 22,250

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.63	AC		1.00	1.00	1.00	280.00	280.00	4,656							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	149,670							

REVIEW DATE 03/03/2026 BY JB Total Acres: 17.63 Total Land Value: 13,656 Market: 149,670 Agricultural: 4,656 Common: 9,000 PRINTED 11/17/2026 BY SYS