

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

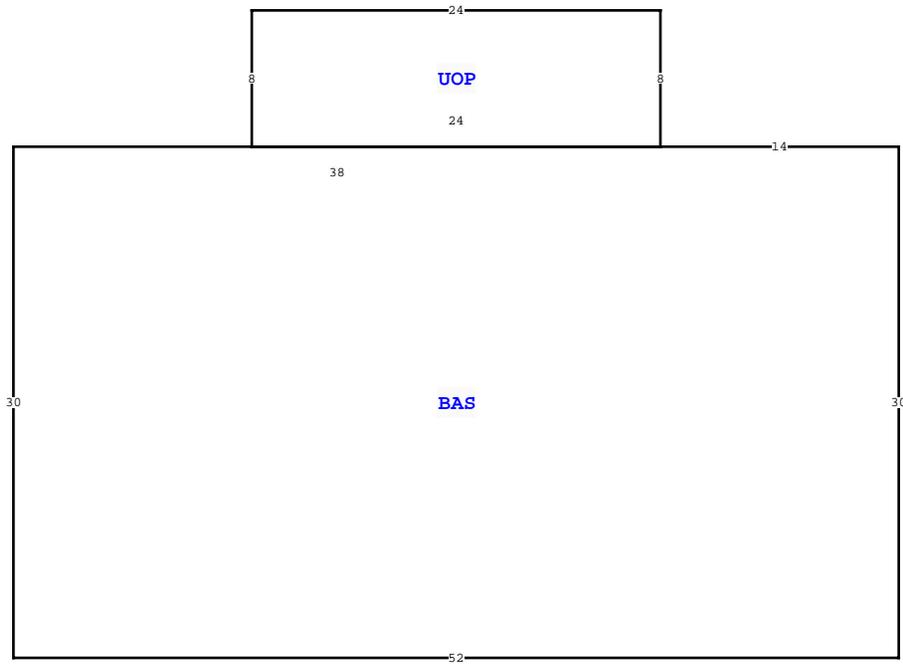
2026

26-5S-16-03717-130



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,560	100	
UOP	192	25	
TOTALS	1,752		1,608 98,398

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2005						
				Heated Area:	1560			HX Base Yr	2005		



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,398
TOTAL MARKET OB/XF VALUE			22,250
TOTAL LAND VALUE - MARKET			158,670
TOTAL MARKET VALUE			134,304
SOH/AGL Deduction			55,900
ASSESSED VALUE			78,404
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			26,993
TOTAL JUST VALUE			279,318
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,013

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	36	60	2,160.00	UT	5.00	100	2004
3	0060	CARPORT F	0	100	20	30	600.00	UT	3.50	100	2010
4	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	100	2010
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
6	0070	CARPORT UF	0	100	18	30	540.00	UT	1.50	100	2010
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2026

TOTAL OB/XF												22,250												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES	

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