COMM AT NW COR OF NW1/4 OF NW1/4
FT TO NE COR OF NW1/4 OF NW1/4,
POB, CONT S 467.64 FT, W 466.69

CASON JOHNNIE H TRUSTEE
25609 NW 68TH LANE
HIGH SPRINGS, FL 32643

2027

27-7S-16-04338-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

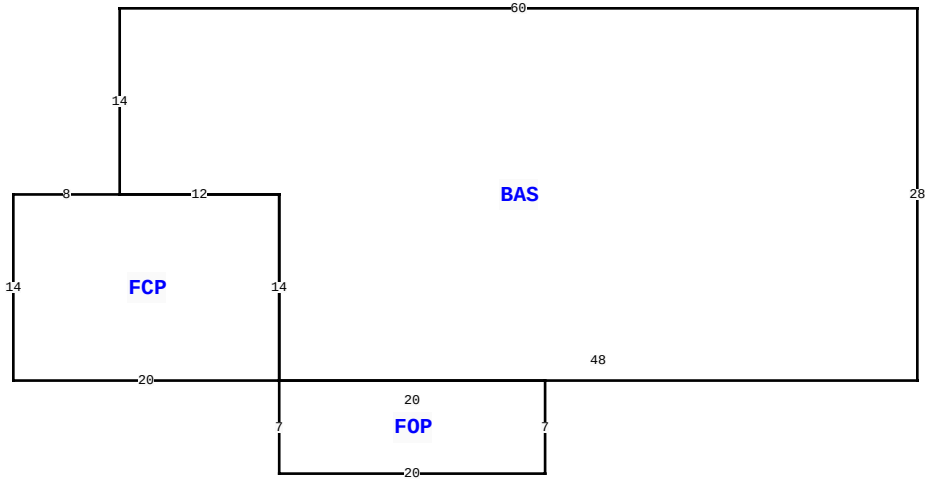
NEIGHBORHOOD/LOC 27716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	103,607
FCP	280	25		70	4,796
FOP	140	30		42	2,878
TOTALS	1,932			1,624	111,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	95.8320	105.42	171,202	1963	1963	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1512 HX Base Yr



312 SW PICKFORD CT, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,281
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	178,111
SOH/AGL Deduction	0
ASSESSED VALUE	178,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,111
TOTAL JUST VALUE	178,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1976	6/17/2019	WD	U	I	30	100
GRANTOR: JOHNNIE H CASON						
GRANTEE: JOHNNIE H CASON TRU						
1391/0059	6/17/2019	QC	U	I	11	100
GRANTOR: JOHNNIE H CASON						
GRANTEE: JOHNNIE H CASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 FCP= W8 S14 E20 N14 W12$ E12 S14 FOP= S7E20 N7 W20$ E48 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/21/2015 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS