

THAT PORTION OF NW1/4 OF SE1/4  
 LYING S OF SR-236 (CR-18) &  
 ALSO 5 ACRES OFF THE NORTH

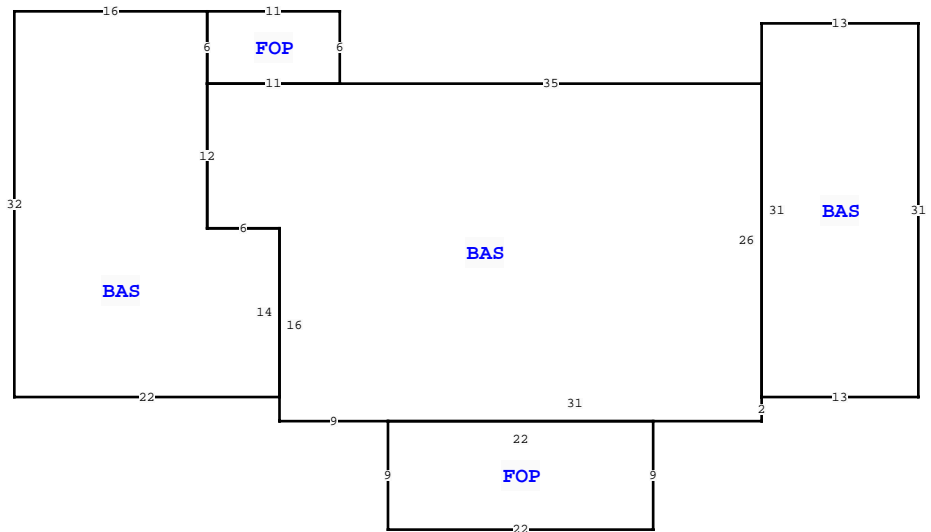
CASON DENNIS J  
 620 SW COUNTY RD 18  
 HIGH SPRINGS, FL 32643

**2026**

28-6S-17-09798-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	28617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	403	100	
BAS	596	100	
BAS	1,192	100	
FOP	66	30	
FOP	198	30	
TOTALS	2,455		

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%	1996		298,210	1964	2008	0	0	21.25	78.75
Heated Area: 2191 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				234,840		
TOTAL MARKET OB/XF VALUE				12,100		
TOTAL LAND VALUE - MARKET				116,000		
TOTAL MARKET VALUE				258,720		
SOH/AGL Deduction				160,874		
ASSESSED VALUE				97,846		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				46,435		
TOTAL JUST VALUE				362,940		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				362,473		
SALE:1:1: 14.50 ACRES WITH HOUSE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
11130	SFR	170	05/09/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/1659	3/01/1995	WD Q	Q	I	02	0
GRANTOR: BLANTON C & RUTH T OW						
GRANTEE: DENNIS J CASON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W35 FOP= N6 W11 S6 E11\$W11 BAS= N6 W16 S32 E22 N14 W6 N12\$ S12 E6 S16 E9 FOP= S9E22 N9 W22\$ E31 N2 BAS= E13 N31 W13 S31\$ N26\$.						

EXTRA FEATURES																	
L N	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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
2	0040	BARN, POLE	0	100	40	45	1,800.00	UT	3.50	3.50	100	2005	2005	3	100	6,300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS															12,100		

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	280.00	280.00	3,780							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	108,000							