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

2027

28-6S-17-09798-000

BUILDING CHARACTERISTICS

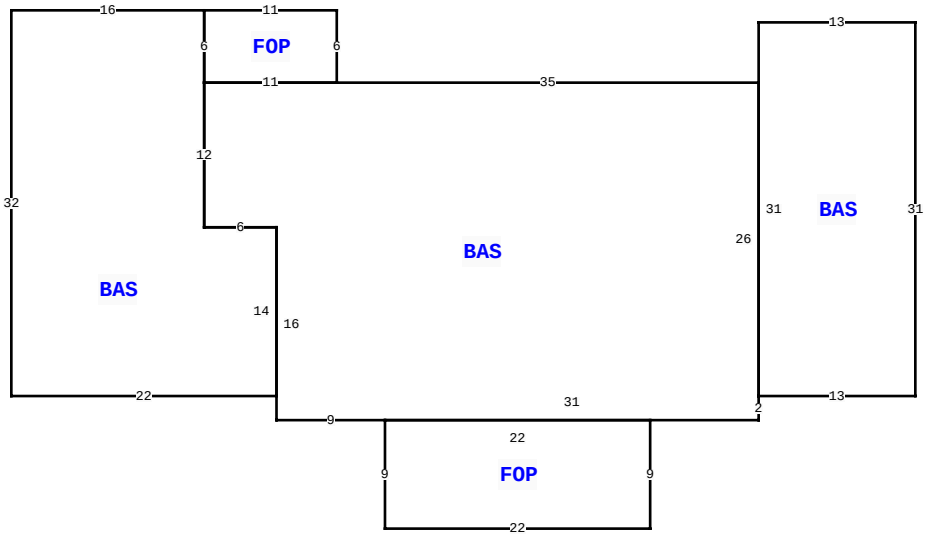
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	403	100		403	40,229
BAS	596	100		596	59,495
BAS	1,192	100		1,192	118,990
FOP	66	30		20	1,996
FOP	198	30		59	5,890
TOTALS	2,455			2,270	226,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	115.2360	126.76	287,745	1964	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 1996 Heated Area: 2191 HX Base Yr 1996



620 SW COUNTY ROAD 18 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,599
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		130,500
TOTAL MARKET VALUE		251,479
SOH/AGL Deduction		150,811
ASSESSED VALUE		100,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,257
TOTAL JUST VALUE		369,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,311

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	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	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	9,000.00	9,000.00	121,500							

REVIEW DATE 06/24/2020 BY KR Total Acres: 14.50 Total Land Value: 12,780 Market: 121,500 Agricultural: 3,780 Common: 9,000 PRINTED 11/17/2026 BY SYS