

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

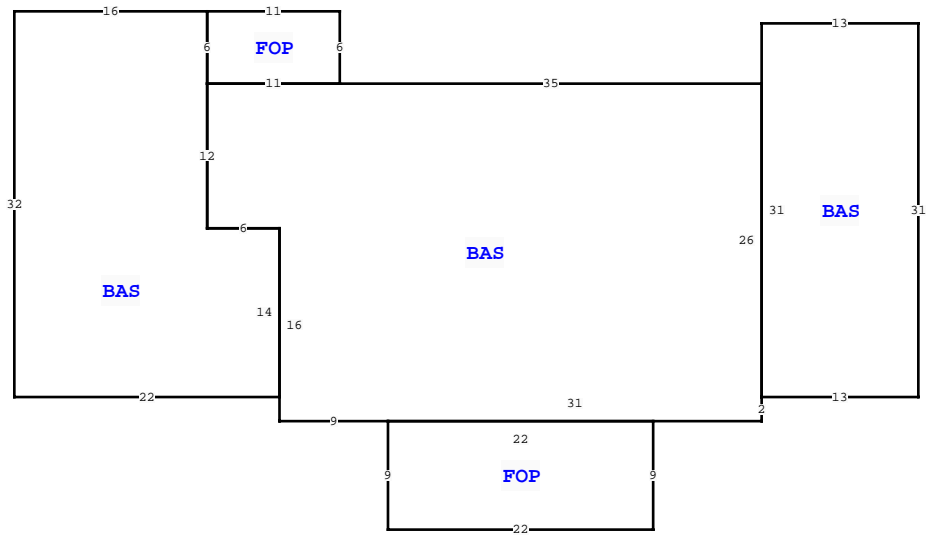
2026

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 | | | | | | | | |
| 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 | | | | 230,711 | | |
| TOTAL MARKET OB/XF VALUE | | | | 12,100 | | |
| TOTAL LAND VALUE - MARKET | | | | 130,500 | | |
| TOTAL MARKET VALUE | | | | 255,591 | | |
| SOH/AGL Deduction | | | | 157,745 | | |
| ASSESSED VALUE | | | | 97,846 | | |
| TOTAL EXEMPTION VALUE | | | | 51,411 | | |
| BASE TAXABLE VALUE | | | | 46,435 | | |
| TOTAL JUST VALUE | | | | 373,311 | | |
| 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 | 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 | | | | | | | |