

COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN N 42.14 FT, E 174.7
FT, W 174.75 FT, N 208.71 FT TO

CASON BRENT/CASON KARLEE
245 SW MOONRISE CT
FORT WHITE, FL 32038

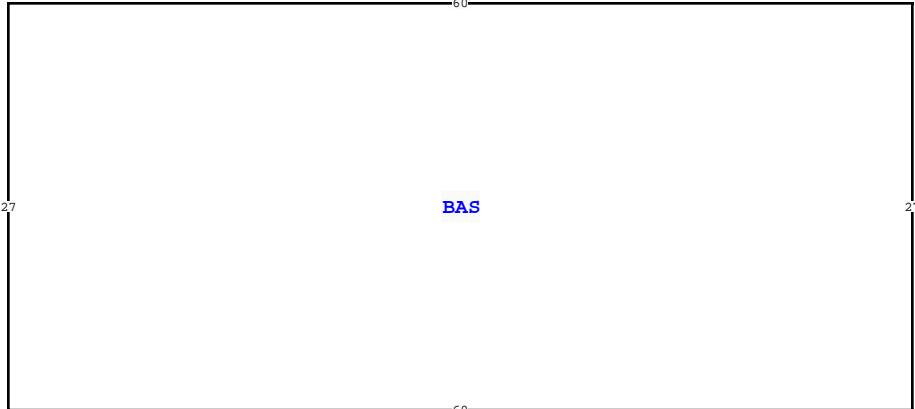
2026

29-6S-16-03974-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	07	07	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		55,799

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,620	136.6800	86.11	139,498	2001	2001	0	0	60.00	40.00	
3 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		55,799	
TOTAL MARKET OB/XF VALUE		20,460	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		104,259	
SOH/AGL Deduction		0	
ASSESSED VALUE		104,259	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		104,259	
TOTAL JUST VALUE		104,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,602	
BLDG:1:1: GENE MH			
SALE:1:1: 1 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052095	Electrical Servic	0	01/16/2025
000049339	Electrical Servic	0	03/04/2024
31844	MAINT/ALTR	30	03/28/2014
18517	M H	125	07/17/2001
9454	M H	125	03/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1769	11/17/2023	LE	U	I	14	100
GRANTOR: CASON TODD						
GRANTEE: CASON BRENT (RMDRS)						
1223/1822	10/26/2011	QC	U	V	11	100
GRANTOR: ALLEN C CASON						
GRANTEE: TODD CASON N						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008
5	0296	SHED METAL	0	0	18	10	180.00	UT	12.00	12.00	100	2008
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008

TOTAL OB/XF												
20,460												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S27 E60 N27\$.												

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000								
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000								