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

2027

29-6S-16-03974-001

BUILDING CHARACTERISTICS

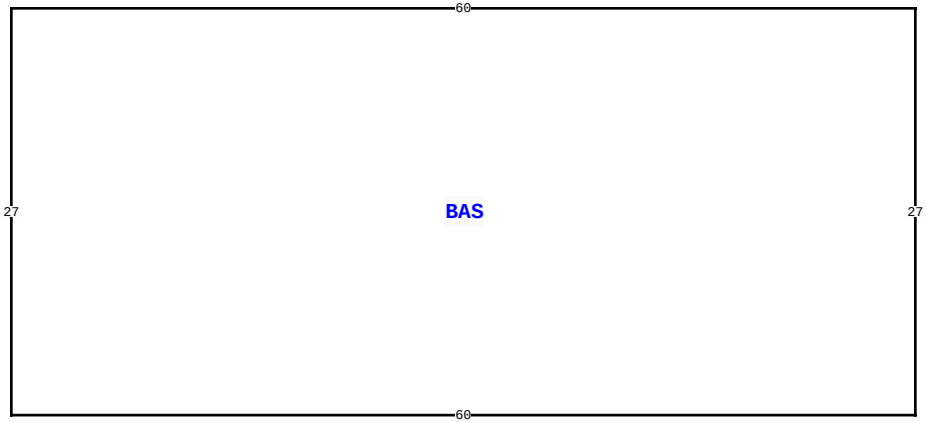
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	54,076
TOTALS	1,620			1,620	54,076

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	139.0800	83.45	135,189	2001	2001	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr



245 SW MOONRISE CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
5	0296	SHED METAL	0	0	18	10	180.00	UT	12.00	12.00	100	2008	2008	3	100	2,160	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
11	0081	DECKING WI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	
12	0030	BARN,MT	0	0	44	30	1.00	UT	21,000.00	21,000.00	100	2027	2026		100	21,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,076
TOTAL MARKET OB/XF VALUE	43,860
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	129,936
SOH/AGL Deduction	0
ASSESSED VALUE	129,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,936
TOTAL JUST VALUE	129,936
NCON VALUE	23,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,602

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 43,860

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 06/15/2026 BY AJ Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS