COMM NW COR, RUN S 726 FT, RUN N
S 521.52 FT, FOR POB, S 597.62 F
FT, N 597.62 FT, W 693.18 FT TO

CASON JAMES RILEY/DUKES MORGAN ELIZABETH
520 SW CASON GLN
FORT WHITE, FL 32038

2027

29-7S-17-10057-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

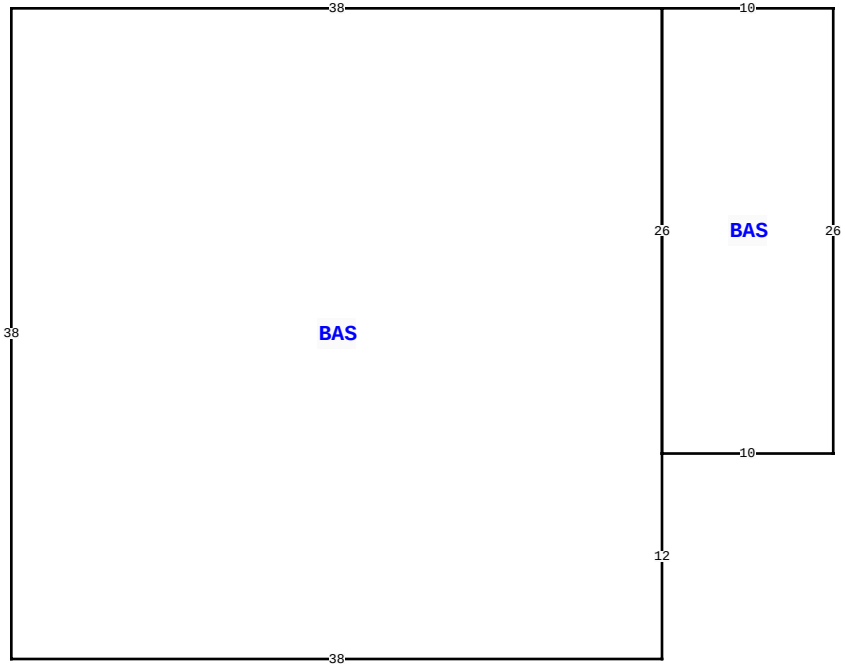
NEIGHBORHOOD/LOC 29717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	10,657
BAS	1,444	100		1,444	59,188
TOTALS	1,704			1,704	69,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	57.3300	63.06	107,454	1937	1937	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1704 HX Base Yr



312 SW CASON GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,845
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	104,500
TOTAL MARKET VALUE	184,645
SOH/AGL Deduction	0
ASSESSED VALUE	184,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,645
TOTAL JUST VALUE	184,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10721	M H	500,000,000	02/07/1996
7856	M H	100	12/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1122	6/22/2026	WD	U	I	11	100
GRANTOR: DUKES IVA JEAN CASON						
GRANTEE: CASON JAMES RILEY						
1383/2094	8/18/2018	WD	U	I	30	100
GRANTOR: IVA JEAN CASON DUKES						
GRANTEE: IVA JEAN CASON DUKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S38 E38 N12 BAS= E10 N26 W10 S26$ N26$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	104,500							

REVIEW DATE 01/02/2018 BY DF Total Acres: 9.50 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 11/17/2026 BY SYS