COMM NW COR, RUN S 726 FT, NE 11
FOR POB, CONT NE 376.98 FT, E 36
S 704.38 FT, W 693.18 FT, N 521.

CASON JOSEPH BRETT
520 SW CASON GLN
FORT WHITE, FL 32038

2027

29-7S-17-10057-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	02	WALL BOARD 10
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

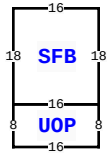
NEIGHBORHOOD/LOC 29717.00 1.00/

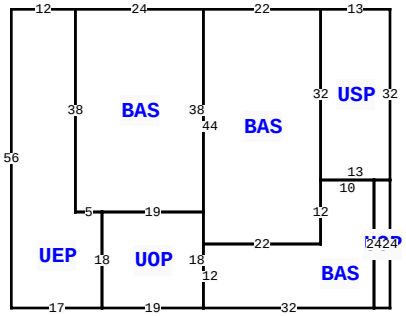
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	30,811
BAS	912	100		912	55,753
BAS	968	100		968	59,176
SFB	288	80		230	14,061
UEP	762	60		457	27,938
UOP	72	20		14	856
UOP	128	20		26	1,589
UOP	342	20		68	4,157
USP	416	35		146	8,925
TOTALS	4,392			3,325	203,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,325	85.5000	94.05	312,716	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2672 HX Base Yr





479 SW CASON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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		203,265
TOTAL MARKET OB/XF VALUE		14,050
TOTAL LAND VALUE - MARKET		115,610
TOTAL MARKET VALUE		332,925
SOH/AGL Deduction		218,119
ASSESSED VALUE		114,806
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,395
TOTAL JUST VALUE		332,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,621

LAND:3:1: OWNS 10065-001 NOT JOINING TOTAL 11.08 A

PRMT:1:1: REBECCA CASON MH

SALE:1:1: 10.51 AC $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10864	M H	125	03/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0738	9/20/1990	QC	Q	V	03	0

GRANTOR: IVA CASON

GRANTEE: JOSEPH CASON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= W24 UEP= W12 S56 E17 N18 W5 N38 $ S38 E5 UOP= S18 E19 N18 W19$ E19 N38$ S44 BAS= S12 E32 UOP= E3 N24 W3 S24$ N24 W10 S12 W22$ E22 N12 USP= E13 N32 W13 S32$ N32$ PTR= N40 UOP= N8 SFB= N18 W16 S18 E16$ W16 S8 E16$ S40$.

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	150	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 14,050

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	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.51	AC		1.00	1.00	1.00	11,000.00	11,000.00	104,610							

REVIEW DATE 01/02/2018 BY DF Total Acres: 10.51 Total Land Value: 115,610 Market: 0 Agricultural: 0 Common: 115,610 PRINTED 11/17/2026 BY SYS