

COLUMBIA COUNTY

Property Appraiser

Parcel 29-6S-16-03974-001

Owners

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

Parcel Summary

Location	245 SW MOONRISE CT
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Township	6S
Section	29
Range	16
Acreage	2.0000
Subdivision	DIST 3

Additional Site Addresses

297 SW MOONRISE CT

Legal Description

COMM NW COR OF NE1/4 OF NW1/4, RUN E 417.42 FT FOR POB, RUN N 42.14 FT, E 174.71 FT, S 247.82 FT, W 174.75 FT, N 208.71 FT TO POB & COMM NW COR OF NE1/4 OF NW1/4, E 417.42 FT S 208.71 FT FOR POB (PART IN 20-6S-16), RUN E 174.75 FT, S 249.33 FT, W 174.75 FT, N 249.33 FT TO POB.

794-2368, 880-2108, 929-797, QC 1144-2239,
QC 1223-1822, 1503-1769, DC 1521-1841

Working Values



	2025
Total Building	\$48,710
Total Extra Features	\$20,460
Total Market Land	\$22,000
Total Ag Land	\$0
Total Market	\$91,170
Total Assessed	\$91,170
Total Exempt	\$0
Total Taxable	\$91,170
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$48,710	\$47,606	\$40,590	\$37,262	\$38,262	\$39,169
Total Extra Features	\$20,460	\$20,460	\$12,960	\$6,460	\$6,460	\$6,460
Total Market Land	\$22,000	\$20,000	\$20,000	\$26,300	\$26,218	\$26,218
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$91,170	\$88,066	\$73,550	\$70,022	\$70,940	\$71,847
Total Assessed	\$76,516	\$74,287	\$72,123	\$70,022	\$69,273	\$67,716
Total Exempt	\$50,000	\$49,287	\$47,123	\$45,022	\$44,273	\$42,716
Total Taxable	\$26,516	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$14,654	\$13,779	\$1,427	\$0	\$1,667	\$4,131

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
LE 1503/1769	2023-11-17	U	14	LIFE ESTATE DEED	Improved	\$100	Grantor: CASON TODD Grantee: CASON BRENT (RMDRS)
QC 1223/1822	2011-10-26	U	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: ALLEN C CASON Grantee: TODD CASON N
QC 1144/2239	2008-03-04	Q	01	QUIT CLAIM DEED	Vacant	\$100	Grantor: ALLEN C & MIA CASON Grantee: ALLEN C CASON
QC 0929/0797	2001-06-19	Q	06	QUIT CLAIM DEED	Improved	\$100	Grantor: MARY L CASON Grantee: TODD E CASON
WD 0880/2108	1999-04-30	Q	01	WARRANTY DEED	Vacant	\$0	Grantor: BEATRICE COUNCE

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
							Grantee: ALLEN C & MIA YVETTE CASON
WD 0794/2368	1994-08-29	Q	02	WARRANTY DEED	Vacant	\$0	Grantor: BEATRICE M COUNCE Grantee: TODD E & MARY LOU CASON

Buildings

Building # 3, Section # 1, 36136, MOBILE HOME

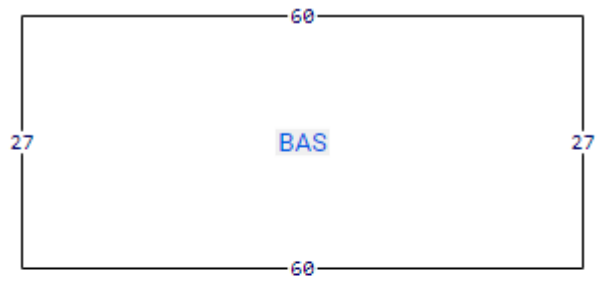
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1620	\$121,775	2001	2001	0.00%	60.00%	40.00%	\$48,710

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,620	100%	1,620



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200	2001	100%	\$1,200
0258	PATIO			1.00	\$0	2008	100%	\$300
9945	Well/Sept			1.00	\$7,000		100%	\$7,000
0060	CARPORT F	18	20	360.00	\$5	2008	100%	\$1,800
0296	SHED METAL	18	10	180.00	\$12	2008	100%	\$2,160
9945	Well/Sept			1.00	\$7,000		100%	\$7,000
0296	SHED METAL			1.00	\$0	2008	100%	\$900
0252	LEAN-TO W/O FLOOR			1.00	\$0	2008	100%	\$50
0252	LEAN-TO W/O FLOOR			1.00	\$0	2008	100%	\$50

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	A-1	.00	.00	1.00	\$11,000.00/AC	1.00	1.00	\$11,000
0000	VAC RES		.00	.00	1.00	\$11,000.00/AC	1.00	1.00	\$11,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Mar 11, 2024	000049339	ELECTRICAL	PENDING	Electrical Service
Jun 18, 2014	31844	MAINT/ALTR	COMPLETED	MAINT/ALTR

Date	Permit	Type	Status	Description
	18517	M H	COMPLETED	M H
	9454	M H	COMPLETED	M H

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of January 16, 2025.