

E1/2 OF NW1/4 & NE1/4 LYING N &
LYING W OF I-75 & BEG SE COR OF
1321.02 FT TO SW R/W I-75, NW AL

CASON FRANKLIN D REVOCABLE TRUST DATED MAY 6, 1997
1621 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

14-6S-17-09665-000



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	02	WALL BD/WD 100			
Interior Floo	09	PINE WOOD 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality			05	05	
DOR CODE			5000	IMPROVED AG	
MAP NUM				MKT AREA	02
NEIGHBORHOOD/LOC			14617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	76,854
USP	153	35		54	3,163
USP	184	35		64	3,749
TOTALS	1,649			1,430	83,767

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,430	80.4600	90.12	128,872	1948	1948	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1312 HX Base Yr													
1621 SE GILES MARTIN AVE, LAKE CITY													
BLD DATE: 04/10/2025 MLU													

EXTRA FEATURES							1621 SE GILES MARTIN AVE, LAKE CITY				INC DATE						AG DATE			
L N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200				
2	0030	BARN, MT	0	0	84	86	1.00	UT	0.00	0.00	100	1993	1993	3	100	7,500				
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200				
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150				
5	0020	BARN, FR	0	100	36	61	1.00	UT	0.00	0.00	100	0	0	3	100	2,521				
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150				
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200				
8	0210	GARAGE U	0	100	18	20	360.00	UT	16.00	16.00	60	2013	2013	3	60	3,456				

LAND DESCRIPTION										TOTAL OB/XF										15,377									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4,500.00	4,500.00	4,500												
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500												
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	102.06	AC		1.00	1.00	1.00	445.00	445.00	45,417												
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	67.91	AC		1.00	1.00	1.00	281.00	281.00	19,083												
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	71.72	AC		1.00	1.00	1.00	280.00	280.00	20,082												
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	241.69	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,087,605												
REVIEW DATE		11/21/2022		BY JS		Total Acres: 243.69			Total Land Value: 93,582			Market: 1,087,605			Agricultural: 84,582			Common: 9,000			PRINTED 11/18/2025 BY SYS								

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										334,983		
TOTAL MARKET OB/XF VALUE										15,377		
TOTAL LAND VALUE - MARKET										1,096,605		
TOTAL MARKET VALUE										443,942		
SOH/AGL Deduction										86,290		
ASSESSED VALUE										357,652		
TOTAL EXEMPTION VALUE					HX HB WR					55,722		
BASE TAXABLE VALUE										301,930		
TOTAL JUST VALUE										1,446,965		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,450,314		
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