

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

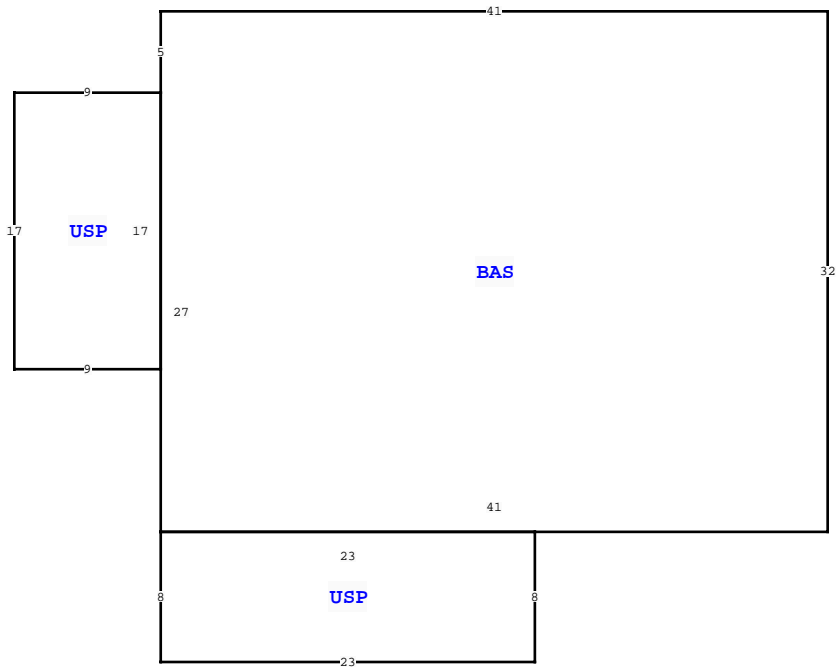
2026

14-6S-17-09665-000



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	35.00	65.00
1 SINGLE FAM			0% - 0	Heated Area: 1312				HX Base Yr				



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		86,806	
ASSESSED VALUE		357,136	
TOTAL EXEMPTION VALUE		HX HB WR 56,411	
BASE TAXABLE VALUE		300,725	
TOTAL JUST VALUE		1,446,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,450,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051531	Roof Replacement	9,500	11/15/2024
000048722	Roof Replacement	3,000	11/21/2023
000044998	Roof Replacement	14,750	10/11/2022
000044999	Roof Replacement	25,303	07/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1499	9/10/2018	LE U	I	I	14	0
GRANTOR: LILLIAN MARTIN CASON						
GRANTEE: DELLA KATHARINE CRO						
1368/1493	9/10/2018	LE U	I	I	14	0
GRANTOR: FRANKLIN DELANO CASON						
GRANTEE: DELLA KATHARINE CRO						

EXTRA FEATURES																	
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	

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	DPH 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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S5 USP= W9 S17 E9 N17 S27 USP= S8 E23 N8 W23 S E41 N32 S.	

LAND DESCRIPTION		TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

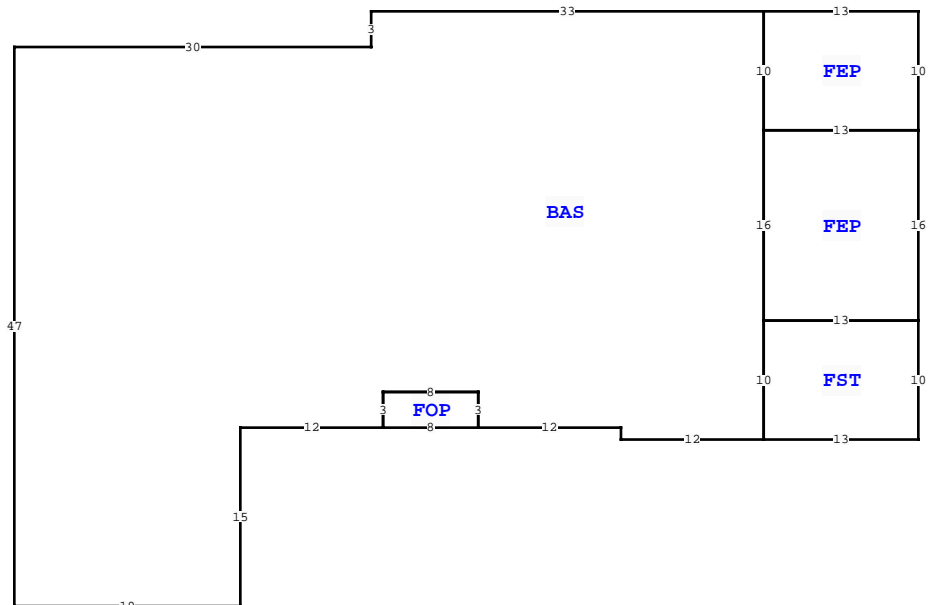
E1/2 OF NW1/4 & NE1/4 LYING N &
 LYING W OF I-75 & BEG SE COR OF
 1321.02 FT TO SW R/W I-75, NW AL

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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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	03	03	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
BAS	2,388	100	
FEP	130	80	
FEP	208	80	
FOP	24	30	
FST	130	55	
TOTALS	2,880		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,737	109.2700	122.38	334,954	1959	2000		0	25.00	75.00	
2 SINGLE FAM			100% - 0	Heated Area: 2388		HX Base Yr						
												
1621 SE GILES MARTIN AVE, LAKE CITY				BLD DATE		LGL DATE	05/07/2026					MLU
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

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BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 S3 W30 S47 E19 N15 E12 FOP= E8 N3 W8 S3\$ N3 E8 S3 E12 S1 E12 FST= E13 N10 W13 S10\$ N10 FEP= E13 N16 W13 S16\$ N16 FEP= E13 N10 W13S10\$ N10\$.	

EXTRA FEATURES																
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