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

**2027**

**14-6S-17-09665-000**

## BUILDING CHARACTERISTICS

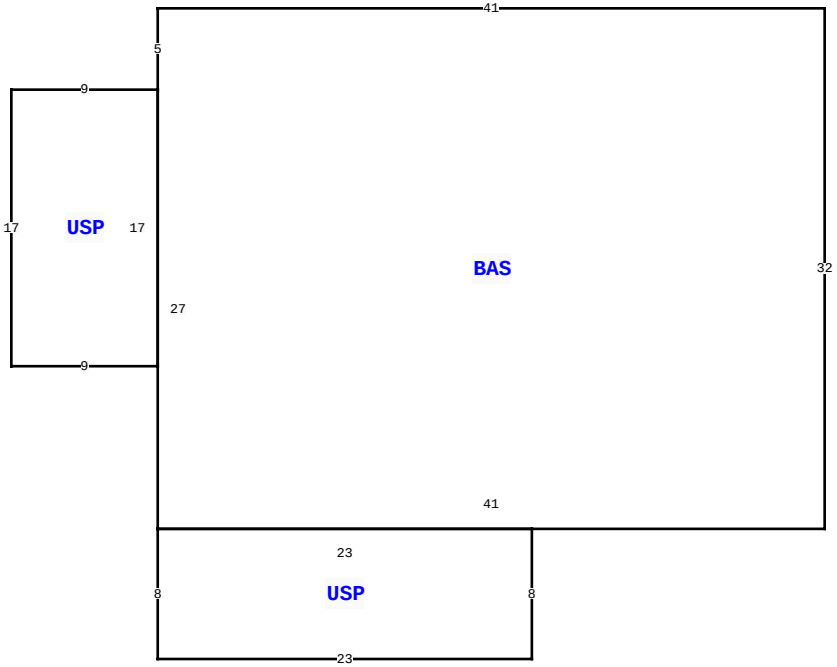
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 75,481 |
| USP | 153 | 35 | | 54 | 3,107 |
| USP | 184 | 35 | | 64 | 3,682 |
| TOTALS | 1,649 | | | 1,430 | 82,270 |

## 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 | 88.51 | 126,569 | 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 | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE: 05/07/2026 MLU

## 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 329,010 |
| TOTAL MARKET OB/XF VALUE | | 15,377 |
| TOTAL LAND VALUE - MARKET | | 1,096,605 |
| TOTAL MARKET VALUE | | 437,969 |
| SOH/AGL Deduction | | 77,026 |
| ASSESSED VALUE | | 360,943 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 304,532 |
| TOTAL JUST VALUE | | 1,440,992 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,446,965 |

| 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 | 14 | 0 |
| GRANTOR: LILLIAN MARTIN CASON | | | | | | |
| GRANTEE: DELLA KATHARINE CRO | | | | | | |
| 1368/1493 | 9/10/2018 | LE | U | I | 14 | 0 |
| GRANTOR: FRANKLIN DELANO CASON | | | | | | |
| GRANTEE: DELLA KATHARINE CRO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 15,377

| 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 | 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 11/17/2026 BY SYS

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

**2027**

**14-6S-17-09665-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 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

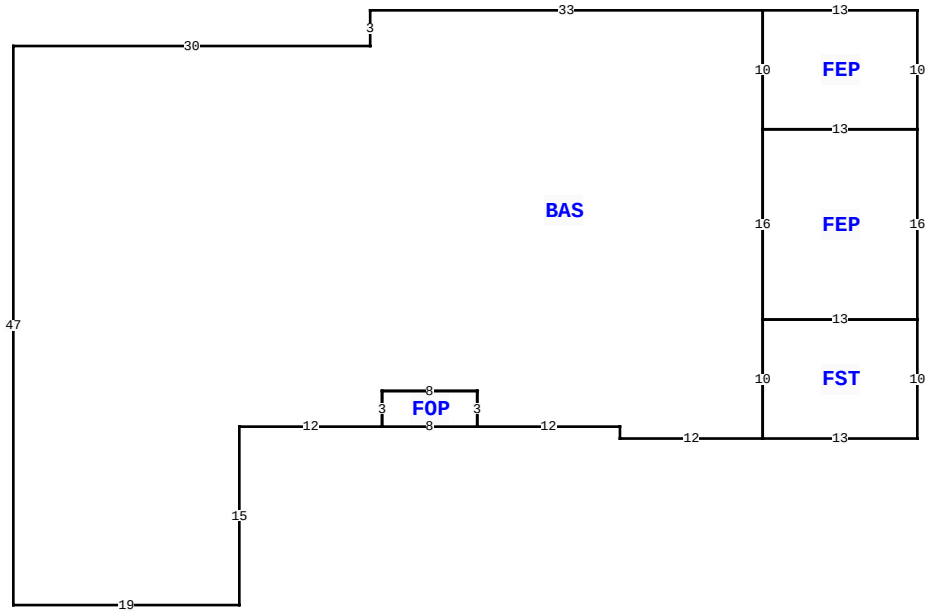
NEIGHBORHOOD/LOC 14617.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,388 | 100 | | 2,388 | 215,279 |
| FEP | 130 | 80 | | 104 | 9,376 |
| FEP | 208 | 80 | | 166 | 14,965 |
| FOP | 24 | 30 | | 7 | 631 |
| FST | 130 | 55 | | 72 | 6,491 |
| TOTALS | 2,880 | | | 2,737 | 246,740 |

## 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 | 120.20 | 328,987 | 1959 | 2000 | 0 | 0 | 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 | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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|---|---|---|---|
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| GRANTEE: DELLA KATHARINE CRO | | | | | | |
| 1368/1493 | 9/10/2018 | LE | U | I | 14 | 0 |
| GRANTOR: FRANKLIN DELANO CASON | | | | | | |
| GRANTEE: DELLA KATHARINE CRO | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

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