COMM AT A PT 15 FT N OF S LINE O
AT INTERS W R/W OF RD #2, RUN W
N 393 FT, W 675 FT, S 393 FT, E

CASNER GEOFFREY CARL/CASNER LAURIE MCCLESKEY
375 SW MINTER RD
LAKE CITY, FL 32024

2027

22-6S-17-09718-000

BUILDING CHARACTERISTICS

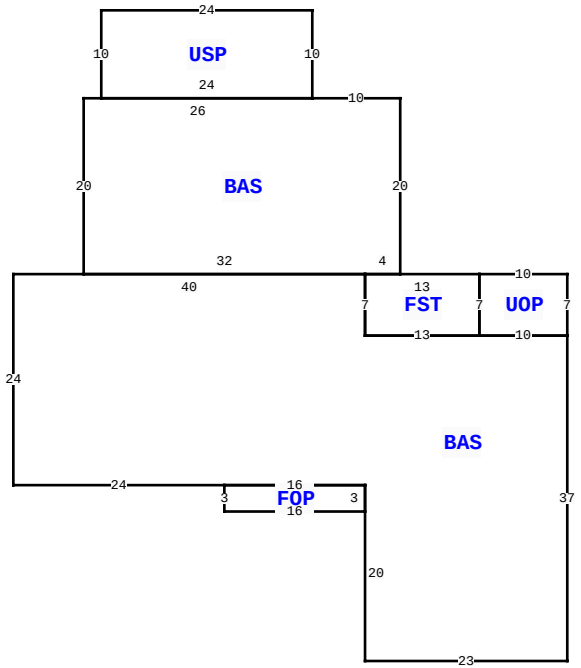
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	64,109
BAS	1,811	100		1,811	161,251
FOP	48	30		14	1,247
FST	91	55		50	4,452
UOP	70	20		14	1,247
USP	240	35		84	7,480
TOTALS	2,980			2,693	239,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	115.6400	127.20	342,550	1973	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 2531 HX Base Yr 2024



375 SW MINTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	18.00	50	0	0	3	50	4,320	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,785
TOTAL MARKET OB/XF VALUE		10,920
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		322,705
SOH/AGL Deduction		185,322
ASSESSED VALUE		137,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,972
TOTAL JUST VALUE		322,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055304	Remodel	21,700	03/23/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2411	7/03/2025	LE	U	I	14	100
GRANTOR: CASNER GEOFFREY CARL						
GRANTEE: CASNER GEOFFREY CAR						
1495/1627	7/18/2023	WD	Q	I	01	365,000
GRANTOR: EVANS DONNA MARIE						
GRANTEE: CASNER GEOFFREY CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E24 FOP= S3 E16N3 W16$ E16 S20 E23 N37 UOP= N7 W10 S7 E10$ W10 FST= N7 W13 S7 E13$ W13 N7$ BAS= E4 N20 W10 USP= N10 W24 S10 E24$ W26 S20 E32$.

LAND DESCRIPTION

TOTAL OB/XF 10,920

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	6.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,000							

REVIEW DATE 10/04/2023 BY TP Total Acres: 6.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS