

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

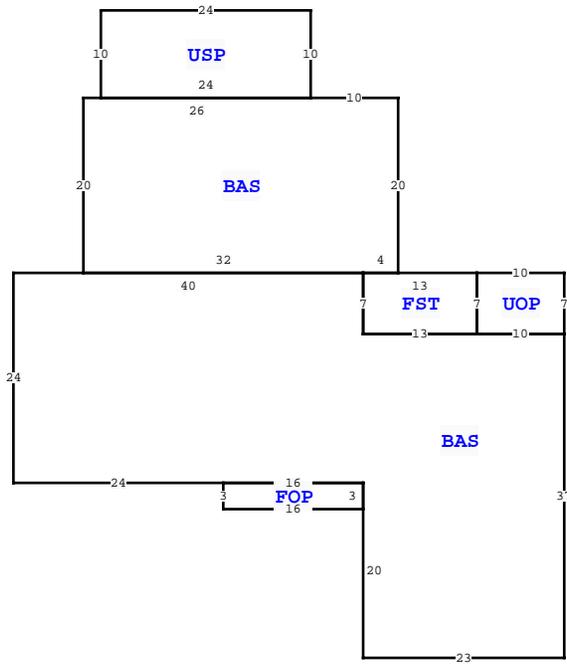
CASNER GEOFFREY CARL/CASNER LAURIE MCCLESKEY
375 SW MINTER RD
LAKE CITY, FL 32024

2026

22-6S-17-09718-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	720	100	
BAS	1,811	100	
FOP	48	30	
FST	91	55	
UOP	70	20	
USP	240	35	
TOTALS	2,980		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 2531					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			248,513
TOTAL MARKET OB/XF VALUE			10,920
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			331,433
SOH/AGL Deduction			198,051
ASSESSED VALUE			133,382
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			81,971
TOTAL JUST VALUE			331,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,566

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\$.	

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	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	50	0	0	3	50	4,320	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	3,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	1,500	

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