

COLUMBIA COUNTY

Property Appraiser

Parcel 14-6S-17-09665-000

Owners

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

GSA GIS

Pictometry

Parcel Summary

Location	1621 SE GILES MARTIN AVE
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Section	14
Township	6S
Range	17
Acreage	243.6900
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

1536 SE GILES MARTIN AVE

Legal Description

E1/2 OF NW1/4 & NE1/4 LYING N & E OF CNTY RD &
LYING W OF I-75 & BEG SE COR OF NE1/4, N
1321.02 FT TO SW R/W I-75, NW ALONG R/W 457.91
FT, SW 1003.14 FT, SE 284.84 FT, W'LY 224.55 FT
TO E R/W OF GRD RD, SE ALONG R/W 1489.15 FT, SE
36.84 FT TO S LINE OF NE1/4 E 379.92 FT TO POB.
ALSO THE NW1/4 OF SEC 13-6S-17 LYING W OF I-75.
EX RD R/W OLD WIRE RD

458-219, WD 1084-44, DC 1085-2066, WD 1209-1888,
PB 1214-66, PB 1214-2341, PB 1328-1888,

WD 1328-1894, WD 1342-944, LE 1364-1099,1106,
LE 1368-1493,1499, DC 1502-1241,



Working Values

	2025
Total Building	\$320,316
Total Extra Features	\$15,377
Total Market Land	\$731,070
Total Ag Land	\$84,767
Total Market	\$1,066,763
Total Assessed	\$346,098
Total Exempt	\$55,000
Total Taxable	\$291,098
SOH Diff	\$80,362

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$320,316	\$295,741	\$251,137	\$213,225	\$196,804	\$183,131	\$166,096
Total Extra Features	\$15,377	\$15,377	\$15,377	\$15,377	\$15,377	\$15,377	\$15,377
Total Market Land	\$731,070	\$731,070	\$731,070	\$528,179	\$528,085	\$528,085	\$528,085
Total Ag Land	\$84,767	\$84,767	\$85,344	\$80,207	\$74,952	\$73,142	\$71,544
Total Market	\$1,066,763	\$1,042,188	\$997,584	\$756,781	\$740,266	\$726,593	\$709,558
Total Assessed	\$334,262	\$321,917	\$303,177	\$287,498	\$275,115	\$264,928	\$256,033
Total Exempt	\$55,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$279,262	\$271,917	\$253,177	\$237,498	\$225,115	\$214,928	\$206,033
SOH Diff	\$92,198	\$79,968	\$54,681	\$26,311	\$16,924	\$11,628	\$1,890

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
LE 1368/1499	2018-09-10	U	14	LIFE ESTATE DEED	Improved	\$0	Grantor: LILLIAN MARTIN CASON TRUSTEE (LE) Grantee: DELLA KATHARINE CRONE (RMDR)
LE 1368/1493	2018-09-10	U	14	LIFE ESTATE DEED	Improved	\$0	Grantor: FRANKLIN DELANO CASON TRUSTEE (LE)

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
							Grantee: DELLA KATHARINE CRONE (RMDR)
<u>LE</u> 1364/1106	2018-06-18	<u>U</u>	<u>14</u>	LIFE ESTATE DEED	Improved	\$0	Grantor: FRANKLIN DELANO CASON TRUSTEE (LE) Grantee: DELLA KATHARINE CRONE (RMDR)
<u>LE</u> 1364/1099	2018-06-18	<u>U</u>	<u>14</u>	LIFE ESTATE DEED	Improved	\$0	Grantor: LILLIAN M CASON TRUSTEE (LE) Grantee: DELLA KATHARINE CRONE (RMDR)
<u>WD</u> 1342/0944	2017-08-10	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: FRANKLIN D & LILLIAN M CASON Grantee: FRANKLIN D & LILLIAN M CASON TRUSTEES**
<u>WD</u> 1328/1894	2016-12-29	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$126,000	Grantor: LEIGH H ANSLEY AS TRUSTEE, ETAL Grantee: FRANKLIN D & LILLIAN M CASON
<u>PR</u> 1209/1888	2011-02-07	<u>U</u>	<u>11</u>	PER REP DEED	Vacant	\$100	Grantor: LEIGH H ANSLEY, PR ESTAT MARCUS HUBERT ANSLEY Grantee: HARRISON J ANSLEY & LEIGH H ANSLEY TRUSTEE
<u>WD</u> 1084/0044	2006-05-12	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$100	Grantor: KAY HARRISON ANSLEY Grantee: MARCUS & DAVID ANSLEY
<u>WD</u> 1006/1319	2004-02-05	<u>U</u>	<u>07</u>	WARRANTY DEED	Vacant	\$186,000	Grantor: E VALK Grantee: CASON
<u>WD</u> 0987/1198	2003-06-30	<u>U</u>	<u>07</u>	WARRANTY DEED	Improved	\$189,000	Grantor: E VALK Grantee: CASON
<u>WD</u> 0304/0516	1973-05-28	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$54	Grantor: WILSON G MARTIN SR & CORA LEE MARTIN Grantee: FRANKLIN D & LILLIAN M CASON (H/W)

Buildings

Building # 1, Section # 1, 47328, SFR

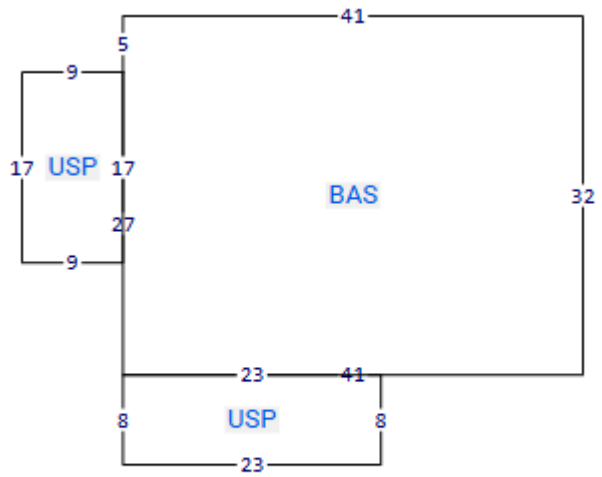
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1312	\$120,806	1948	1948	0.00%	35.00%	65.00%	\$78,524

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	09	PINE WOOD
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,312	100%	1,312
USP	153	35%	54
USP	184	35%	64



Building # 2, Section # 1, 147631, SFR

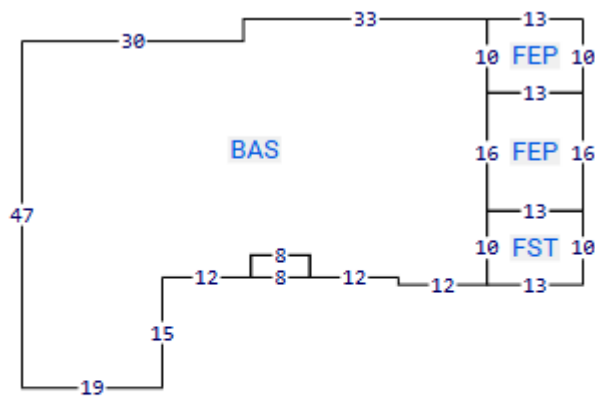
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2388	\$314,016	1959	2000	0.00%	23.00%	77.00%	\$241,792

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,388	100%	2,388
FEP	130	80%	104
FEP	208	80%	166
FOP	24	30%	7
FST	130	55%	72



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0021	BARN,FR AE			1.00	\$0	0	100%	\$200	
0030	BARN,MT	84	86	1.00	\$0	1993	100%	\$7,500	
0190	FPLC PF			1.00	\$1,200	0	100%	\$1,200	
0294	SHED WOOD/VINYL			1.00	\$0	0	100%	\$150	
0020	BARN,FR	36	61	1.00	\$0	0	100%	\$2,521	
0294	SHED WOOD/VINYL			1.00	\$0	0	100%	\$150	
0258	PATIO			1.00	\$0	2013	100%	\$200	
0210	GARAGE U	18	20	360.00	\$16	2013	60%	\$3,456	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	A-1	.00	.00	1.00	\$3,000.00/AC	1.00	1.00	\$3,000	
0100	SFR	A-1	.00	.00	1.00	\$3,000.00/AC	1.00	1.00	\$3,000	
5500	TIMBER 2	A-1	.00	.00	102.06	\$449.00/AC	102.06	1.00	\$45,825	COMB 40.59 AC FROM 09664-000 WITH THIS FOR

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
5600	TIMBER 3	A-1	.00	.00	67.91	\$283.00/AC	67.91	1.00	\$19,219	
6200	PASTURE 3	A-1	.00	.00	71.72	\$275.00/AC	71.72	1.00	\$19,723	
9910	MKT.VAL.AG	A-1	.00	.00	241.69	\$3,000.00/AC	241.69	1.00	\$725,070	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 27, 2023	000048722	REROOF SFR	PENDING	Roof Replacement or Repair
Jul 25, 2022	000044998	REROOF SFR	COMPLETED	Roof Replacement or Repair
Jul 25, 2022	000044999	REROOF SFR	COMPLETED	Roof Replacement or Repair

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 13, 2024.