COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W CR-250, RUN NE ALONG R/
POB, NE ALONG R/W 210.10 FT, SE

HIGGINBOTHAM GLORIA/MARRA GLENDA
4696 NE GUM SWAMP RD
LAKE CITY, FL 32055

2025

13-3S-17-04945-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

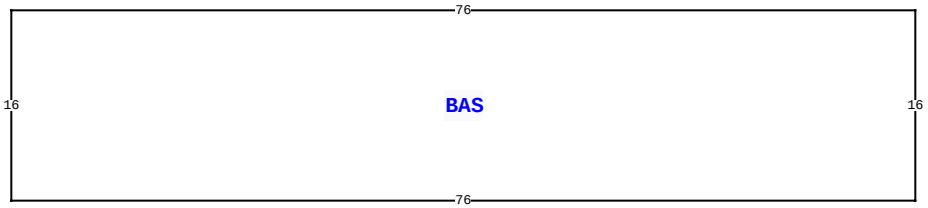
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	60,453
TOTALS	1,216		1,216	60,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	103.9000	90.39	109,914	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2021 Heated Area: 1216 HX Base Yr 2021



4696 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,453
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		9,300
TOTAL MARKET VALUE		76,753
SOH/AGL Deduction		26,225
ASSESSED VALUE		50,528
TOTAL EXEMPTION VALUE	HX HB	25,528
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		76,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38634	M H	360	09/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/1632	12/06/2013	WD	U	I	30	100
GRANTOR: GLENDA MARRA & ETAL						
GRANTEE: GLENDA MARRA & GLOR						
1261/2656	9/25/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (HIGG						
GRANTEE: GLORIA HIGGINBOTHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,300.00	9,300.00	9,300							

REVIEW DATE 10/15/2019 BY RP Total Acres: 1.00 Total Land Value: 9,300 Market: 0 Agricultural: 0 Common: 9,300 PRINTED 12/31/2024 BY SYS