COMM SW COR OF SE1/4 OF SW1/4, R
121 YDS FOR POB, E 70 YDS, N 132
YDS, S 132 YDS TO POB.

HAWKINS JACKIE/PERRY CLIFFORD J
5686 GUM SWAMP RD
LAKE CITY, FL 32055

2026

07-3S-18-10264-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

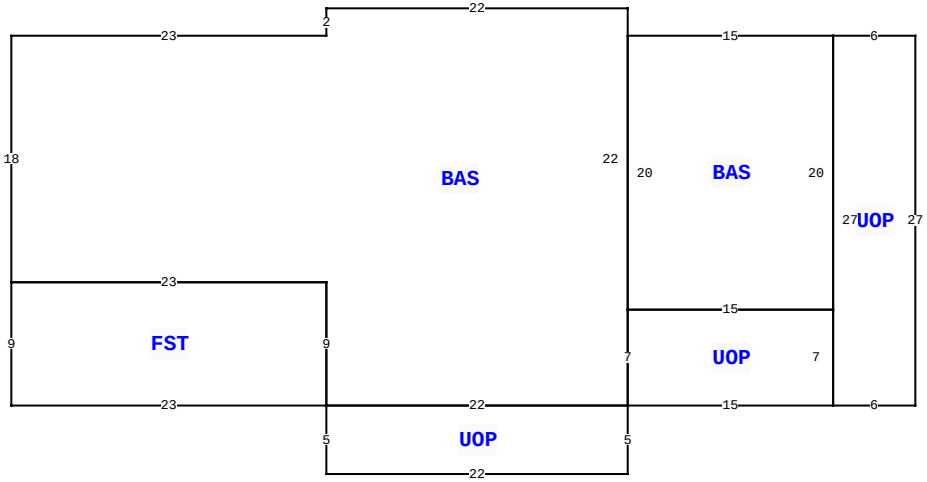
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1318.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	23,837
BAS	1,052	100		1,052	83,587
FST	207	55		114	9,058
UOP	105	20		21	1,669
UOP	110	20		22	1,748
UOP	162	20		32	2,543
TOTALS	1,936			1,541	122,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	109.1400	122.24	188,372	1945	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1352 HX Base Yr 2015



5686 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,442
TOTAL MARKET OB/XF VALUE		1,490
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		137,932
SOH/AGL Deduction		51,329
ASSESSED VALUE		86,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,881
TOTAL JUST VALUE		137,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/2419	4/10/2012	QC	U	I	11	0
GRANTOR: JACKIE HAWKINS						
GRANTEE: JACKIE HAWKINS & CL						
1202/0513	7/29/2010	QC	U	I	11	19,900
GRANTOR: EH POOLED 610 LP						
GRANTEE: JACKIE HAWKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S2 W23 S18 FST= S9 E23 N9 W23$ E23 S9 UOP= S5 E22 N5 W22$ E22 UOP= E15 UOP= E6 N27 W6 S27$ N7 W15 S7$ N7 BAS= E15 N20 W15 S20$ N22$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	30	2005	2005	3	30	90	

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							

REVIEW DATE 09/22/2015 BY DF Total Acres: 2.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS