COMM NW COR OF SE1/4 OF SW1/4, R
S 735 FT, E 341.83 FT TO POB, TH
S 13 DG E 123.53 FT E 223.39 FT,

ROSADO JENNIFER L
4783 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

12-3S-17-04926-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

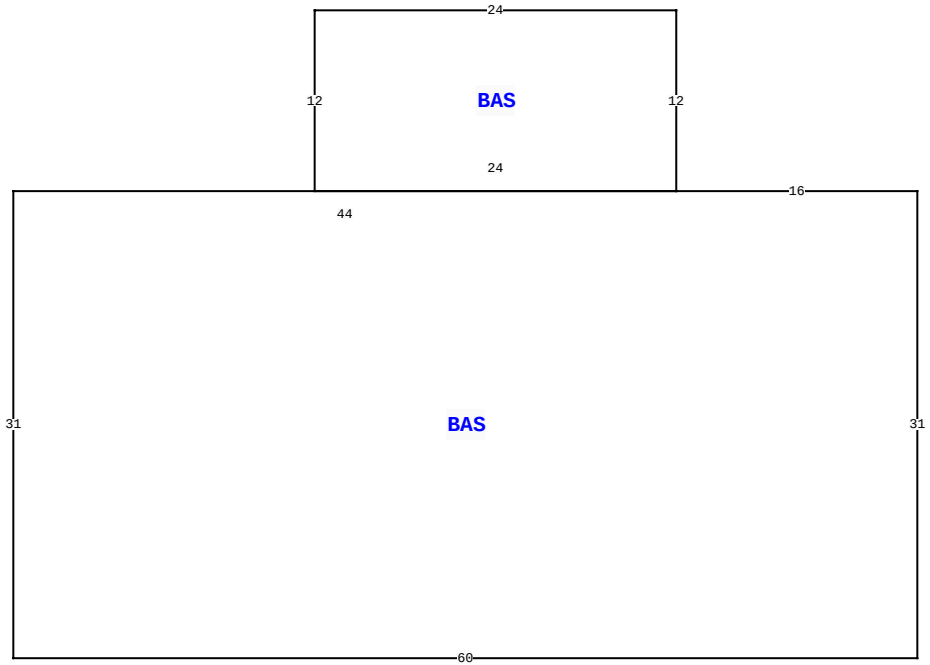
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	17,555
BAS	1,860	100		1,860	113,379
TOTALS	2,148			2,148	130,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,148	117.9000	110.83	238,063	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 2148 HX Base Yr 2011



4783 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		130,935
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		9,945
TOTAL MARKET VALUE		155,780
SOH/AGL Deduction		57,970
ASSESSED VALUE		97,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,088
TOTAL JUST VALUE		155,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24504	M H	366	05/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/2477	2/02/2006	WD	Q	V	06	100

GRANTOR: J HARRY & PATRICIA L

GRANTEE: JENNIFER L ROSADO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N12 W24 S12 E24$ W44 S31 E60 N31$.

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	2006	2006	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0031	BARN,MT AE	0	100	20	20	400.00	UT	12.00	12.00	100	2006	2006	3	100	4,800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 14,900

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		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	6,500.00	6,500.00	9,945							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.53 Total Land Value: 9,945 Market: 0 Agricultural: 0 Common: 9,945 PRINTED 11/06/2025 BY SYS