

BEG NE COR OF NW1/4 OF NE1/4 SEC
S 101.68 FT TO N R/W CR-250, SW
921.21 FT, NW 230 FT TO N LINE 0

LEE TOMMY JR/COUEY MARY
5061 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04935-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100		1,190	10,291
UCP	110	20		22	190
UEP	240	60		144	1,245
UOP	176	20		35	303
USP	385	35		135	1,167
TOTALS	2,101			1,526	13,197

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	500.00	500.00	100	0	0	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
4	0040	BARN,POLE	0	0	20	54	1,080.00	UT	2.50	2.50	60	2012	2012	3	60	1,620	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	

LAND DESCRIPTION			TOTAL OB/XF 11,870														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	3,500.00	3,500.00	4,550
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	42.00	AC		1.00	1.00	1.00	281.00	281.00	11,802
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	171,500

REVIEW DATE	08/12/2015	BY	DF	Total Acres:	50.30	Total Land Value:	16,632	Market:	171,500	Agricultural:	12,082	Common:	4,550	PRINTED 11/06/2025 BY	SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,526	38.6100	43.24	65,984	1930	1930	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2024

Heated Area: 1190

HX Base Yr

24

10

UEP

24

11

10

UCP

11

35

10

BAS

35

11

35

USP

11

23

8

UOP

22

22

BULD DATE

LGD DATE