COMM NE COR OF NW1/4 OF NE1/4, R
FT TO N R/W OF CR-250, RUN W ALO
FT FOR POB, CONT W ALONG R/W 169

COUEY JOHN KEVIN/COUEY MARY
5013 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04935-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

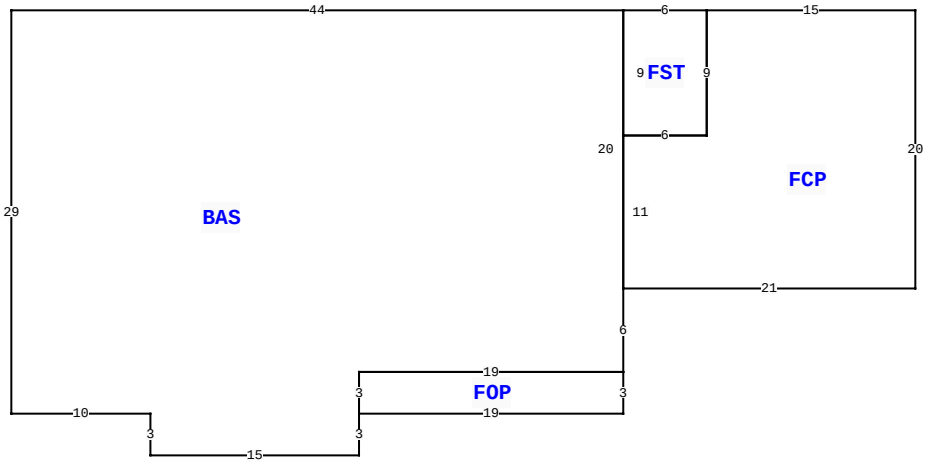
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	116,859
FCP	366	25		92	8,506
FOP	57	30		17	1,572
FST	54	55		30	2,774
TOTALS	1,741			1,403	129,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	121.0000	135.52	190,135	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1995 Heated Area: 1264 HX Base Yr 1995



5013 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		129,710
TOTAL MARKET OB/XF VALUE		2,068
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		142,778
SOH/AGL Deduction		55,015
ASSESSED VALUE		87,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,041
TOTAL JUST VALUE		142,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050086	Roof Replacement	10,800	06/10/2024
8565	SFR	41,000	07/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/0138	5/24/1994	WD	Q	V	02	0

GRANTOR: VIRGINIA B LEE AKA VI

GRANTEE: JOHN KEVIN & MARY E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S29 E10 S3 E15 N3 FOP= E19 N3 W19 S3$ N3 E19 N6FCP= E21 N20 W15 FST= W6 S9 E6 N9$ S9 W6 S11$ N20$.

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	0166	CONC,PAVMT	0	100	0	0	312.00	UT	1.50	1.50	100	0	0	3	100	468	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,068

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 07/01/2024 BY JS Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/07/2025 BY SYS