

COMM INTERS W LINE OF NE1/4 OF N
& N R/W CR-250, RUN NE ALONG R/W
POB, CONT NE 155 FT, N 281.04 FT

KINCHEN LARRY E/KINCHEN PAULA M
5099 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04935-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0200 MOBILE HOME	
MAP NUM		04
NEIGHBORHOOD/LOC	1317.00	1.00/

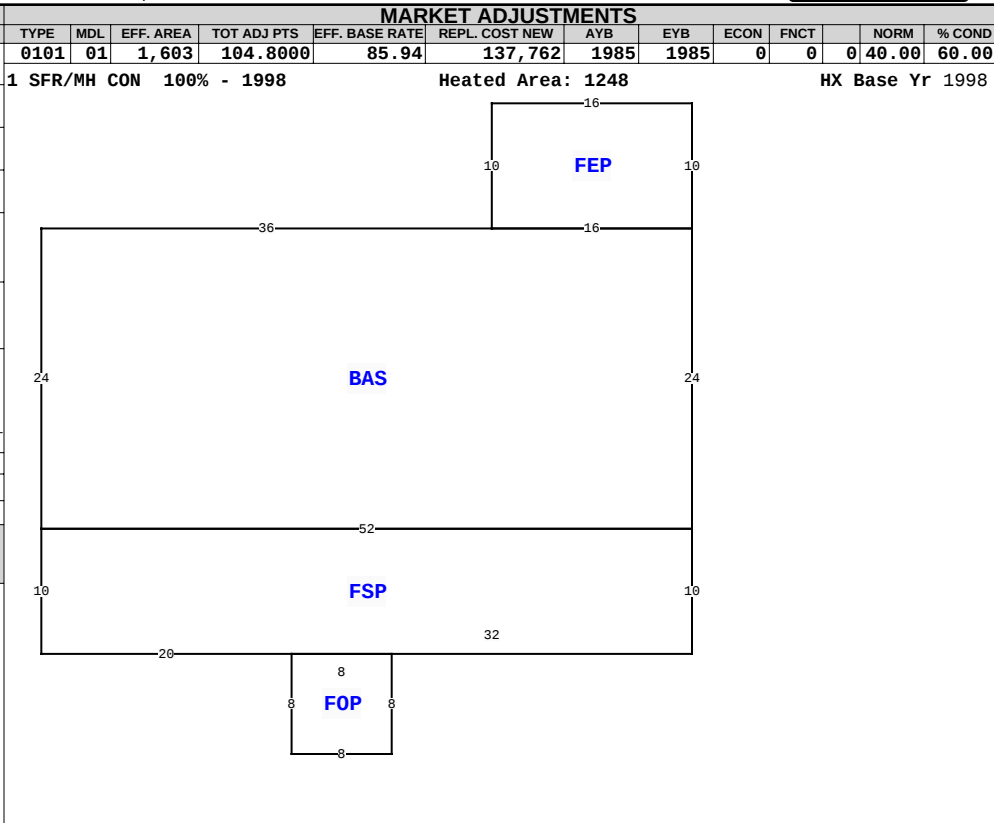
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	64,352
FEP	160	80		128	6,600
FOP	64	30		19	980
FSP	520	40		208	10,726

TOTALS	1,992			1,603	82,657
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0294	SHED WOOD/	0	100	12	24		1.00	UT 0.00
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
4	0296	SHED METAL	0	100	24	48		1,152.00	UT 5.00
5	0070	CARPORT UF	0	100	24	56		1,344.00	UT 2.50
6	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

REVIEW DATE	08/12/2015	BY	DF
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5099 NE GUM SWAMP RD, LAKE CITY	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24		1.00	UT 0.00	100	1996	1996	3	100	1,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	24	48		1,152.00	UT 5.00	100	2005	2005	3	100	5,760	
5	0070	CARPORT UF	0	100	24	56		1,344.00	UT 2.50	100	2005	2005	3	100	3,360	
6	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	500	

TOTAL OB/XF										18,820						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00

Total Acres: 1.00	Total Land Value: 11,000	Market: 0	Agricultural: 0	Common: 11,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,657	
TOTAL MARKET OB/XF VALUE		18,820	
TOTAL LAND VALUE - MARKET		11,000	
TOTAL MARKET VALUE		112,477	
SOH/AGL Deduction		65,067	
ASSESSED VALUE		47,410	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		22,410	
TOTAL JUST VALUE		112,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0850/0844	12/15/1997	WD	Q	V	01	0	
GRANTOR: LEE							
GRANTEE: KINCHEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 S24 FSP= S10 E20 FOP= S8 E8 N8 W8\$ E32 N10 W52\$ E52 N24 FEP= N10 W16 S10 E16\$ W16\$.									